

# The resident

March 2015

## SAVAGE BEAUTY

*The V&A celebrates  
the life and work of  
Alexander McQueen*

Kelly Hoppen on life  
after Dragons' Den

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# Letter from the EDITOR



**T**he idea of what constitutes a 'talent' seems to change an awful lot with age. In school, I was irrationally jealous of the children who could dislocate their shoulders, wiggle their ears or whistle with their fingers; but the ones who could play the clarinet – not so much. Back then, the only real ace I had in my hand was an ability to recite every song from the Dr. Dre 2001 album from beginning to end. I think I still could, if the mood was right (mood meaning rum).

In this issue we look back at the irreplaceable talent of Alexander McQueen for the V&A exhibition *Savage Beauty*, the largest retrospective on his work to date. The show is bittersweet, but serves as a real celebration of his achievements.

McQueen was not just a fashion designer, he was a showman, an illusionist and though the term is used all too freely these days, when it comes to fashion, he was a genius. Read Olivia Palamountain's preview of the exhibition on page 20.

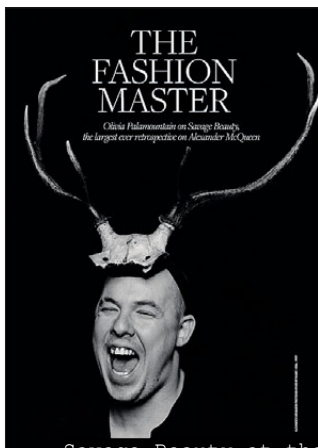
Also in this month's *Resident*, we meet the annoyingly talented Kelly Hoppen, who recently announced that she will be stepping down from Dragons' Den. In our interview, Kelly speaks about how she began her career in interior design at just

16. Instead of sneaking Marlboros in damp bus shelters, she was assembling a client base of wealthy homeowners, allowing her business to grow via reputation and word of mouth. Now Kelly Hoppen is an international design brand, and thanks to her stint with the BBC2 *Dragons*, she's become something of a household name. Find out what she has planned for life outside the Den on page 14.

Not that I'm jealous – give it a few more years, and I reckon I'll at least be able to conquer the 'whistling with your fingers' thing. Everybody's got to start somewhere.

*C. McCabe*

Catherine McCabe, Editor



**Savage Beauty at the V&A remembers the many achievements of designer Alexander McQueen, find out more in our exhibition preview, page 20**



preview

## TOM PARKER BOWLES

*Double entendre? How bistros and brasseries – no, they are not the same – have made a difference to London's dining scene*

It is a question that has bedeviled the finest minds for years, an enigma so perplexing that even the greats of the world have failed to solve it. What is it that makes a bistro or a brasserie so different from a restaurant? The answer, it turns out, is not as simple as it seems. But it is a question that has fascinated the world's finest chefs and diners for centuries. And it is a question that Tom Parker Bowles has spent his life exploring. In his new book, *Double Entendre: How bistros and brasseries – no, they are not the same – have made a difference to London's dining scene*, Parker Bowles takes us on a journey through the history of these iconic establishments, from their humble beginnings in Paris to their current status as some of the most sought-after dining destinations in the world. He explores the unique atmosphere of a bistro, the sophisticated elegance of a brasserie, and the art of the French bistro. He also shares his own experiences of running a bistro in London, and the challenges he faced along the way. This is a book for anyone who loves food, drink, and the art of dining. It is a book that will change the way you think about bistros and brasseries. It is a book that is a must-read for anyone who is interested in the history of food and drink. It is a book that is a masterpiece of culinary journalism. It is a book that is a true gem. It is a book that is a masterpiece. It is a book that is a true gem. It is a book that is a masterpiece.

*As for bistros, no-one does it better than the great Tom Parker Bowles*

As the French, so many times the English have said, 'no-one does it better than the French'. And Tom Parker Bowles, the great food writer and chef, has spent his life exploring the art of the French bistro. In his new book, *Double Entendre: How bistros and brasseries – no, they are not the same – have made a difference to London's dining scene*, Parker Bowles takes us on a journey through the history of these iconic establishments, from their humble beginnings in Paris to their current status as some of the most sought-after dining destinations in the world. He explores the unique atmosphere of a bistro, the sophisticated elegance of a brasserie, and the art of the French bistro. He also shares his own experiences of running a bistro in London, and the challenges he faced along the way. This is a book for anyone who loves food, drink, and the art of dining. It is a book that will change the way you think about bistros and brasseries. It is a book that is a must-read for anyone who is interested in the history of food and drink. It is a book that is a masterpiece of culinary journalism. It is a book that is a true gem. It is a book that is a masterpiece.



**What's hot in kitchens now, but also the looks that are timeless... Kara O'Reilly presents four pages of inspiration, page 40**



A man in a pilot's uniform, including a leather jacket and goggles, stands in a room with wood-paneled walls. He is holding two model airplanes. On the wall behind him is a framed portrait of a pilot. A large model of a Spitfire is in the foreground, and another model is on the left. A chandelier hangs from the ceiling.

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{THE FINEST EVENTS IN LONDON THIS MONTH }

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## HAVE A FIELD DAY

*See comedian and actor Noel Fielding's distinctive watercolour art exhibition*

Best known as co-creator of The Mighty Boosh, TV star Noel is also a talented artist who has created many of the show's costumes throughout the years. Having studied at Croydon Art College, Noel subsequently exhibited a sell-out show of work at Gallery Maison Bertaux. Now, see a collection of his colourful and surreal watercolour paintings in new show *He Wore Dreams Around Unkind Faces* at the Royal Albert Hall.

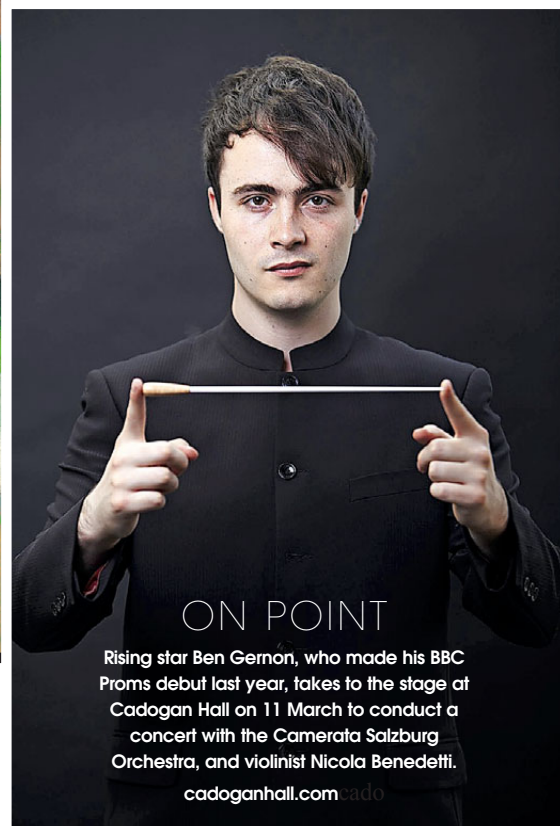
Free entry. 7-17 March at specific times, see website for details, Ground Floor Corridor at Royal Albert Hall; [royalalberthall.com](http://royalalberthall.com)





## EYE OF THE BEHOLDER

The Royal Academy presents the work of the revered abstract painter Richard Diebenkorn from 14 March-7 June – the first major showing for a UK audience in over 20 years. The American painter, known for his glorious colour palette, was prevalent in the post-war era. See more at [royalacademy.org.uk](http://royalacademy.org.uk)

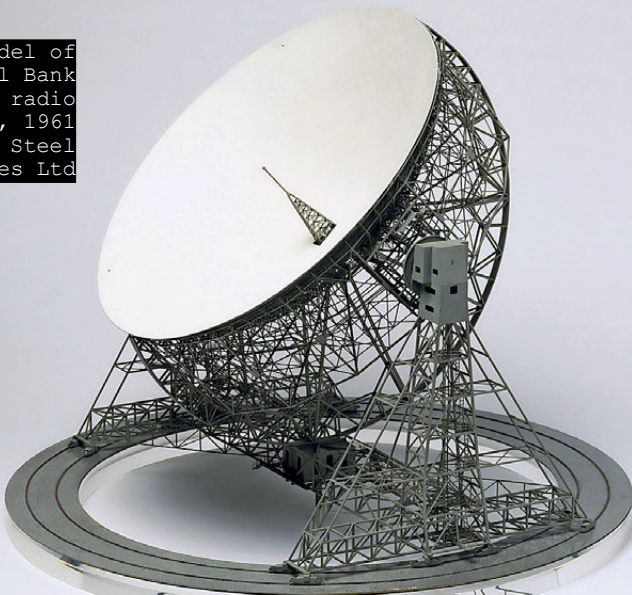


## ON POINT

Rising star Ben Gernon, who made his BBC Proms debut last year, takes to the stage at Cadogan Hall on 11 March to conduct a concert with the Camerata Salzburg Orchestra, and violinist Nicola Benedetti.

[cadoganhall.com/cado](http://cadoganhall.com/cado)

Scale model of the Jodrell Bank 250-foot radio telescope, 1961  
Source: United Steel Companies Ltd



## Churchill's legacy

Marking the 50th anniversary of Winston Churchill's death, new exhibition *Churchill's Scientists* examines the former British Prime Minister's fascination with science, which led to key scientific achievements that played an important part in the Second World War. Delve into an array of compelling archives, including artefacts and personal historical objects, and learn about the many feats of the time, such as how penicillin was first produced.

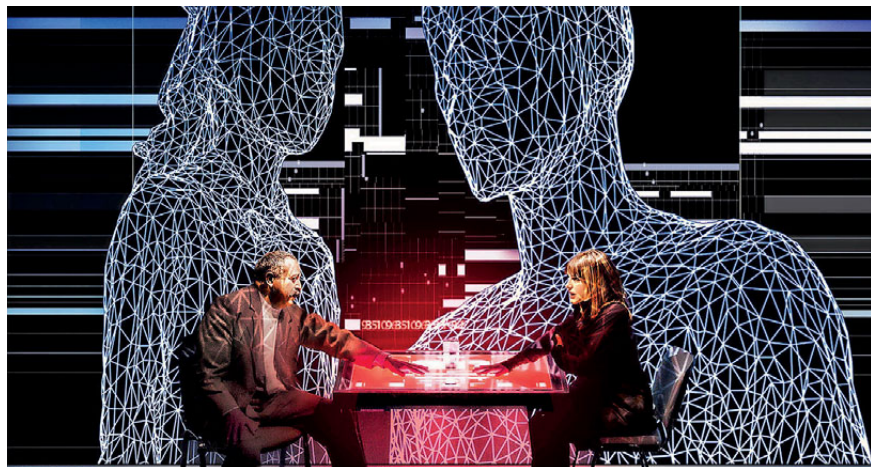
Discover more at [sciencemuseum.org.uk](http://sciencemuseum.org.uk)



## OBSESSIVE TENDENCIES

Magnificent Obsessions: The Artist as Collector, running until 25 May at the Barbican Centre, is the first major exhibition in the UK to present the fascinating personal collections of post-war and contemporary artists, including Peter Blake, Edmund de Waal, Damien Hirst and Andy Warhol.  
Silk Street EC2Y 8DS; 020 7638 8891; [barbican.org.uk](http://barbican.org.uk)

Damien Hirst, Murderme collection



### Virtual reality

The Nether offers complete freedom – a new virtual wonderland providing total sensory immersion. Just log in, choose an identity and indulge your every desire... Running until 25 April at Duke of York's Theatre, The Nether is an intricate crime drama and haunting thriller set in 2050, which explores the consequences of making dreams a reality.  
St Martin's Lane WC2N 4BG; 0844 871 3055; [thenethertheplay.co.uk](http://thenethertheplay.co.uk)

## DOGS OF WAR

Between 1966 and 2006, Libby Hall collected old photographs of dogs, acquiring thousands of images to assemble what is possibly the largest number of canine pictures ever gathered by one person. At the Bishopsgate Institute, from 10 March, she has selected her favourite images to reveal the unique bond between man and dog in a special First World War exhibition.  
See more at [bishopsgate.org.uk](http://bishopsgate.org.uk)



### Online

For more March events not to miss visit [theresident.co.uk](http://theresident.co.uk)

**KEEP THE FAITH**  
On the back of her recent Brit Award nomination, Paloma Faith heads to The O2 on 25 March. For tickets, visit [theo2.co.uk](http://theo2.co.uk)



### Language of dance

York Dance Project continues its relationship with Robert Cohan CBE, one of the giants of modern dance, who this year celebrates his 90th birthday. The company's spring programme includes the world premiere of Cohan's Lingua Franca, his first new work in a decade, and heads to Sadler's Wells on 10 March.  
Rosebery Avenue EC1R 4TN; 0844 412 4300; [sadlerswells.com](http://sadlerswells.com)





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# The resident RECOMMENDS

*5 of the best specialist product shops for bespoke purchases*

## 1 PETER HARRINGTON RARE BOOKS

It was in 1969 that Peter Harrington first opened his doors to become a purveyor of rare books, later becoming one of the leading retailers in the world. Specialising in buying and selling first, rare and signed editions of books, the author list is a veritable who's who of the publishing world, from Jane Austen to playwright Tom Stoppard.  
**100 Fulham Road SW3 6HS;**  
[peterharrington.co.uk](http://peterharrington.co.uk)



## 2 CROCKETT AND JONES

Crockett and Jones' quality craftsmanship is so well-regarded that the shoemaker was appointed as a product supplier for the film *Kingsman: The Secret Service*. Now in its 136th year, it makes luxurious Goodyear-welted footwear with artisan methods. Updated collections for SS15 include a new pattern in the Hand Grade Collection in Beaumont.  
**92 Jermyn Street, St James SW1Y 6JE, 020 7839 5239;**  
[crockettandjones.com](http://crockettandjones.com)



## 3 GIEVES AND HAWKES

One of the oldest and most respected tailors on Savile Row, Gieves and Hawkes's prestige is best exemplified by the three Royal Warrants it holds. Now under the leadership of Jason Basmajian, the company has successfully modernised over the past few years with a new-look flagship store, a new ready-to-wear line and collaborations with other luxury lines. A bespoke suit from here will see you in the same company as Winston Churchill.

**1 Savile Row W1S 3JR; 020 7432 6403; [gievesandhawkes.com](http://gievesandhawkes.com)**

## 4 PENDULUM OF MAYFAIR

This is the place to come to if you're seeking to buy, repair or learn more about antique clocks. Still a family-run business – brothers Daniel and Duncan Clements are now at the helm – the shop encompasses wall clocks, grandfather clocks, and bracket and French models. Pendulum of Mayfair also has 40 years' experience in dealing and restoring antique furniture.

**King House, 51 Maddox Street W1S 2PH; 020 7629 6606;**  
[pendulumofmayfair.co.uk](http://pendulumofmayfair.co.uk)



## 5 SAUTTER CIGARS

Specialist cigar store Sautter houses an extensive array of special and aged Cuban cigars, and the highly experienced team can offer in-house guidance to beginners and regular smokers. There are even training courses on Saturdays. A second store, which opened in Knightsbridge last September, features a large walk-in humidor and a modern setting, where visitors can relax and sample cigars.

**8 Raphael Street SW7 1DL,**  
[sauttercigars.com](http://sauttercigars.com)





She may have recently stepped down as a Dragon on BBC's *Dragons' Den*, but Kelly Hoppen MBE still has plenty of fire in her belly. The entrepreneur is about to head off in another new direction, working on set designs for films. 'It's something I've wanted to do for a while, so it's very exciting,' says Kelly. 'My time on *Dragons' Den* was fantastic. I learnt so much from the experience and found great friends in the other Dragons but I want to concentrate on new ventures.' It's early days so the former Dragon is reluctant to reveal more, but as anything she touches seems to turn to gold, or rather her signature taupe, it's bound to be interesting.

Kelly's passion for design and business started at a young age – both her father and grandfather were successful businessmen and her mother

# MOVING ON UP

*The Kelly Hoppen style  
may be calm and  
relaxed but in reality,  
she is always itching for  
the next big project*

Words JACKY PARKER

set up Stephanie Hoppen Gallery, on Walton Street, Chelsea. 'I get my work ethic and determination from my entire family,' she says. 'I've been obsessed with design for as long as I can remember. As a child I'd ask my mother to take me to show homes and would always be restyling my bedroom or rearranging the lounge. I've always admired Sir Terence Conran too, he set trends and paved the way for British design on an international platform.'

The budding designer's talent must have been obvious to those around her, as aged 16 she landed a job designing a family friend's kitchen, the kick-start to her extensive career in interior design and business. 'I'd always shown such interest in design, that I was the first person they thought of,' she says. 'My next project was the home of a grand prix driver, who I was introduced to through a friend. I then received more clients through referrals and my business built up via word of mouth.'









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Exhibition organised by Culturespaces in collaboration with the Chiostro del Bramante and the Museo Thyssen-Bornemisza, with the support of the Foundation JAPS



A Pearl Motor Yacht with interior by Kelly Hoppen  
Below: Kelly with her fellow Dragons on BBC2



With such an early commission, it's no surprise that she has since established a star-studded clientele, who hanker for her calming neutrals, with homes for the Beckhams, Frank Lampard, and step-daughter Sienna Miller to name just a few under her belt.

Entirely self-taught, Kelly cites her grandmother's home in South Africa as a huge influence. Having moved to the UK with her family as a toddler, they went back to visit often. 'She always had the most wonderful décor and beautiful furniture which really had an impact on me. As I got older, I grew to love the design ethos of people like Coco Chanel, who valued the elegance of simplicity.'

Later it was the discovery of the Eastern design philosophy. 'When I visited Asia early in my career, the basic principles at the core of an Eastern design aesthetic really resonated with me: balance and harmony, simplicity and symmetry,' she says. 'These were things I fell in love with and have stuck with me throughout the years.'

Craftsmanship is an area of importance too, and the designer is not afraid to ask the advice of others, when looking to collaborate with someone new. 'I will ask the opinion of colleagues who have used them before. It's important to



*It's important not to be afraid of making mistakes. The trick is to move on quickly and learn from each one*

build relationships. No one can do it all alone.'

In addition to working on her own high-end interior projects, under the name Kelly

Hoppen Couture, the designer and author (of eight design books) recently launched Studio Hoppen, which offers the interior design services of those she has trained in her signature style. 'It means people can have the Hoppen look in their home for less,' she explains. 'I have an amazing staff of 40 people and we work on around 40-50 projects around the world at a time.' Both brands are popular in the U.S., Australia, Asia and parts of Europe, and these projects include not only homes, but also hotels, restaurants, aircrafts and yachts.

There is also the Kelly Hoppen furniture, wallpaper and homeware range.

This is not forgetting the five companies Hoppen has invested in as a Dragon,

including Skinny Tan, Reviveaphone and Clean Heels, all very different to the world of interiors but still demanding of her time and attention. 'All businesses are similar in the sense that it's all about the customer and what you can offer them that adds value to their lives,' she says. 'I've been very involved in all my investments and it's so rewarding to see those businesses grow and flourish.'

Kelly is also keen to share her knowledge on a wider scale and is an ambassador for a number of initiatives, including The Prince's Trust and the Government's GREAT Campaign. She also works with UK Trade & Investment mentoring small and medium-sized businesses. 'There are some things like money management that could be taught earlier at school, it's such an essential life skill. It's also important not to be afraid of making mistakes. The trick is to move on quickly and learn from each one.'

So does she think entrepreneurs are born or made? 'It's a mixture of both, it comes down to hard work, determination and self-belief,' says Kelly. 'I was very confident at 16 but some people develop certain traits with age and experience.'

[kellyhoppen.com](http://kellyhoppen.com)



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# Meet The Muse

The relationship between one of the greatest Victorian artists and his model is set to be unveiled at Leighton House

**T**his month Leighton House Museum, former home and studio of Frederic, Lord Leighton, hosts the world premiere of *The Muse*, a multimedia play that fuses theatre, film and online elements. Based on recent research, the play brings to light new revelations about the fascinating relationship between the Victorian artist and his muse, the actress Dorothy Dene. The eight-night only production by theatre company Palimpsest is the culmination of an extensive programme of events accompanying the current exhibition at Leighton House, *A Victorian Obsession: The Pérez Simón Collection* (showing until 29 March) that showcases masterpieces from the largest private collection of Victorian art outside the UK, including images of Dorothy Dene herself. Frederic, Lord Leighton (Scarborough, Yorkshire, 1830 - London, 1896) was one of the most influential figures of the Victorian age, establishing an international standing and reputation that led him to become President of the Royal Academy in 1878.

Leighton was well acquainted with members of the Royal Family and with most of the great artists, writers and politicians of his era. His charm, handsome appearance and cosmopolitan background allowed him to move in the highest social circles and forge friendships across the continent. But Leighton remains an enigmatic figure; he left no diaries and his letters are telling in their lack of reference to his personal circumstances. He never married; he lived and traveled alone.

However, rumours of Leighton having a child with one of his models, in addition to the supposition that he may have been homosexual, continue to be debated today.

Dorothy Dene, born Ada Alice Pullan in 1859, was the daughter of an impoverished family from South London. In 1879 she met Leighton and became his principal model and muse.

Originally living in Clapham, Dorothy and her sisters moved to a flat in Avonmore Mansions just a few minutes' walk from Leighton's home and she was reported as spending a great deal of time with him at his house.

Leighton supported Ada's ambitions to become an actress and for a few years she established a reasonably successful career; she also became what would today be termed a 'celebrity' with her image used in advertisements and promotions and the press commenting on her beauty and fashionable clothes.

The true nature of the relationship between the artist and his muse has never been resolved. With *The Muse*

audiences are invited to draw their own conclusions as they witness some of the complexities that surrounded them in the very room where their relationship developed.

**13-28 March (various dates, check website for exact details), starts 7.45pm; doors open at 7.15pm for drinks reception, £25. Not suitable for under 14 yr olds. Book at [eventbrite.co.uk](https://www.eventbrite.co.uk); [rbkc.gov.uk/AVictorianObsession](https://rbkc.gov.uk/AVictorianObsession)  
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Frederic, Lord Leighton

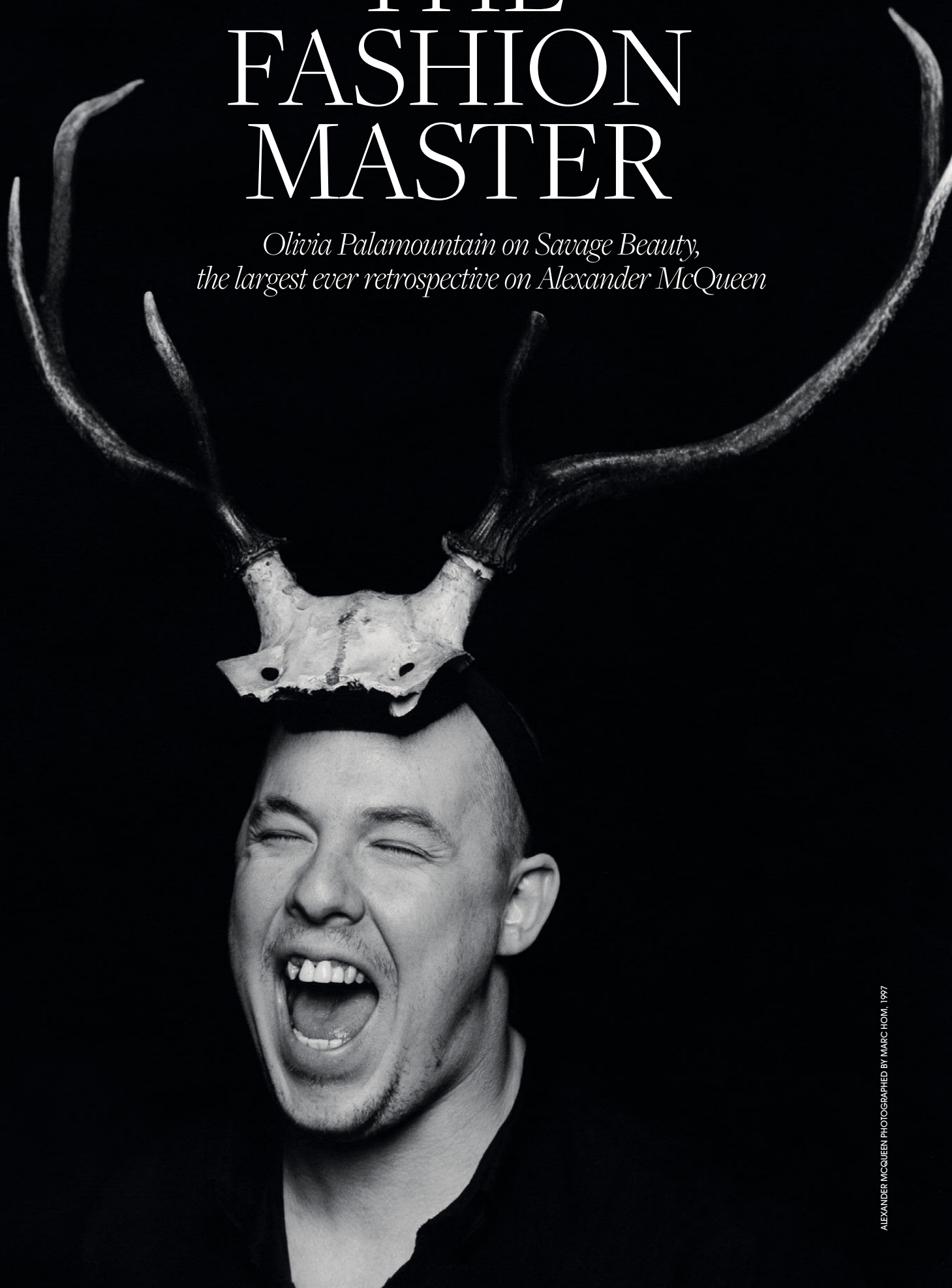


Dorothy Dene posing for Leighton



# THE FASHION MASTER

*Olivia Palamountain on Savage Beauty,  
the largest ever retrospective on Alexander McQueen*





Spray-painted dress  
by Alexander McQueen,  
S/S 1999



© CATWALKING.COM

Through the darkness, Kate Moss flickers and flits into view. She is dressed in a gown of rippling organza, and her ghostly beauty silences the room. It's 2006 and Kate is closing Alexander McQueen's A/W show *The Widows of Culloden*, in a magical finale that would prove to be one of his most memorable catwalk moments. As powerful as the image appears, Kate is simply a hologram and her image is a sensational installation in the V&A's ground-breaking homage to the legendary fashion designer, Lee Alexander McQueen.

As the largest ever retrospective on McQueen, *Savage Beauty* is an ambitious restaging of the original curation, which was presented at the Metropolitan Museum of Art in New York in 2011. The London issue of the show will offer additional insight into the world of this homegrown design wonder, five years after his death.

'London was central to McQueen's world, and one of the most significant changes to *Savage Beauty* at the V&A is the addition of a new display which explores his early London collections, including *Nihilism*, (S/S 1994), *The Birds* (S/S 1995) and *The Hunger* (S/S 1996)', explains Kate Bethune, Senior Research Assistant for *Savage Beauty*. 'Other displays explore McQueen's gothic sensibility, his fascination for foreign cultures and his deep interest in his Scottish heritage.'

At the heart of the exhibition is the

'Cabinet of Curiosities', which will be displayed in the V&A's double height gallery space. This gallery includes many of the new additions to V&A exhibition, as well as video footage of nearly all of McQueen's catwalk shows. Particularly significant, this gallery focuses on his diverse collaborations with creatives such as the milliner Philip Treacy and the jeweller Shaun Leane (who could forget his ribcage corset, cast from a human skeleton).

McQueen was more than a fashion designer. He combined a profound grasp of tailoring (learned as an apprentice on Savile Row) with a range of influences and was tempered by a relentless pursuit to challenge the boundaries of art and fashion, blending the latest technology with traditional craftsmanship.

'Designs from McQueen's final, fully-realised collection, *Plato's Atlantis* (S/S 2010), which was widely acclaimed as his greatest, are a stunning example of this talent', comments Kate Bethune. 'Here McQueen mastered the application of digital printing techniques, creating patterns derived from nature that were engineered to fit the specific contours of each garment.'

With his catwalk shows, McQueen presented his vision to the world through spectacular and provocative events, which often involved imaginative storytelling and breathtaking installations. One such moment



Alexander McQueen's  
tulle and lace  
dress with veil and  
antlers, A/W 2006

© IMAGE: FIRSTVIEW



# John Adams | Fine Art



*Le Tournesol*, Claude Venard (1913 - 1999), 75 x 75 cm

## SPRING EXHIBITION

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[www.johnadamsfineart.com](http://www.johnadamsfineart.com)



McQueen's chess-inspired S/S 2005 collection, *It's Only a Game*

Butterfly headdress of hand-painted turkey feathers, 2008, Philip Treacy for Alexander McQueen



'Jellyfish' ensemble with the famous Armadillo shoes, Plato's Atlantis, S/S 2010



took place during his S/S 1998 show, which was originally billed 'The Golden Shower', but the innuendo-laden name was later erased at his sponsor's behest. The 'Untitled' event saw a runway filled with pools of black ink and torrents of fake rain that poured over the stage, soaking the models and rendering their white garments transparent.

A trusted circle of art directors, production designers, show producers, stylists, music and lighting directors enabled McQueen to turn his visions into a reality on the catwalk. The V&A has associated with Gainsbury and Whiting, who produced all of McQueen's shows from 1996 to present an authentic portrayal of his show style.

After such in-depth study of Alexander McQueen's life and work, I wonder how Kate now views this extraordinary talent – both as an artist and as a man. 'McQueen was a visionary designer who consistently pushed the boundaries of fashion', she says. 'Dresses made from microscope slides

and razor clam shells, skirts made of balsa wood, and bodices made of glass reveal that not only was McQueen bold and daring with his ideas and his dazzling use of materials, but that he always had an important point of view which he expressed through fashion. This, however, was always rooted in craftsmanship of the highest level.'

The natural world inspired McQueen throughout his career. Especially entranced by birds, an interest in the avian consistently found expression in his designs, often using feathers, which never failed to add drama.

Kate's favourite item in the collection? 'A full-length gown made entirely from pheasant feathers, which have been individually stitched to lengths of ribbon, which have then been sewn onto a net ground.'

With such a magnificent body of work

behind him, after McQueen's tragic suicide in 2010, thoughts turned to who would lead the fashion house into the future. Sarah Burton, one of his first employees who then became his most trusted personal assistant, was appointed his successor. Her vision for the McQueen brand has been widely praised.

A grand and powerful tribute to McQueen, *Savage Beauty* seeks to explain this man in the splendid style of which he lived and worked. But the real

essence of McQueen's aesthetic power can be distilled through his own words: 'I think there is beauty in everything,' he once said in an interview with SHOWstudio, 'What 'normal' people would perceive as ugly, I can usually see something of beauty in it.'

*Dresses made from microscope slides and razor clam shells, skirts made of balsa wood*

Alexander McQueen: *Savage Beauty*, in partnership with Swarovski, supported by American Express, with thanks to M-A-C Cosmetics and made possible with the co-operation of Alexander McQueen, runs from 14 March – 19 July 2015. [vam.ac.uk/savagebeauty](http://vam.ac.uk/savagebeauty)





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# HOMES

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## GREEN WITH ENVY

*The arrival of spring will have you coveting this key interior trend*

Whether you're planning a big interiors revamp or just looking to add a few furnishings to your home, we have the essential styles that you'll want to try. Kara O'Reilly reveals how a green palette can either add a slice of eye-popping colour to a room or turn an object into a statement piece. And, she selects the most elegant French furniture pieces to create a Parisian haven in your London home



Look to French interiors, like this home photographed by Andreas von Einsiedel, for inspiration this spring

# FRENCH FANCIES

*Elegant and timeless, these Gallic inspired buys will bring a real je ne sais quoi to your home*

8 KARA O'REILLY





1



2



3



5



4



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8



7



9



10

1. Gianara giant floor-standing candlestick, £330, [outthereinteriors.com](http://outthereinteriors.com)
2. Adagio bathroom chandelier, £169, [marksandspencer.com](http://marksandspencer.com)
3. Large sunburst mirror, £85, [barkerandstonehouse.co.uk](http://barkerandstonehouse.co.uk)
4. La Rochere bee motif mouth-blown tumblers, from £5.95, [divertimenti.co.uk](http://divertimenti.co.uk)
5. Normandy shabby chic bedside table, £172, [frenchbedroomcompany.co.uk](http://frenchbedroomcompany.co.uk)
6. Hector small pleat ceramic table light, £129, [originalbtc.com](http://originalbtc.com)
7. Glorious Gilt full-length mirror, £295, [frenchbedroomcompany.co.uk](http://frenchbedroomcompany.co.uk)
8. Rays of Spring canvas, £183, [mineheart.com](http://mineheart.com)
9. Brioche kitchen chair, £330 per pair, [loaf.com](http://loaf.com)
10. Lille wall clock, £80, [newgateclocks.com](http://newgateclocks.com)



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13

11. Chunky crochet circle rug, £60, [coxandcox.co.uk](http://coxandcox.co.uk)  
 12. Rive Droite Bistro table and chairs in clay, £115, [gardentrading.co.uk](http://gardentrading.co.uk)  
 13. La Soupe print by Deyrolle, £27, [uniqueandunity.co.uk](http://uniqueandunity.co.uk)  
 14. Stag toile wallpaper, £66.50 per 10m roll, [littlegreene.com](http://littlegreene.com)  
 15. Classic cast-iron casserole in Cerise, from £99, [lecreuset.co.uk](http://lecreuset.co.uk)  
 16. Galvanised planters, £50 for set of three, [gardentrading.co.uk](http://gardentrading.co.uk)  
 17. Avignon 12-piece dinner set, £59, [marksandspencer.com](http://marksandspencer.com)  
 18. Broad stripe linen napkin, £15, [conranshop.co.uk](http://conranshop.co.uk)  
 19. Cheese board and two knives, £30, [roullierwhite.com](http://roullierwhite.com)  
 20. Alwinton large sofa in Flemish Walloon Red, £1,921, [sofasandstuff.com](http://sofasandstuff.com)



16



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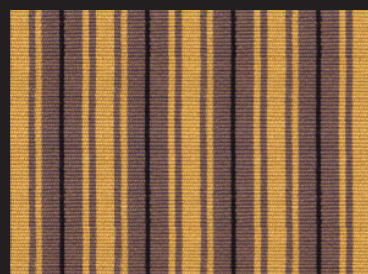
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### BELLE OF THE BALL

Welcoming spring into your home is easy with the beautiful Tetbury bedding and homewares from Bluebell Gray. As a result of a trip to HRH Prince of Wales Tetbury Meadow, designer and founder Fi Douglas made the abundance of rainbow-hued wild flowers the foundation for her latest collection. Like all her vibrant prints, these oversized water-colour florals started life hand-painted by Fi in her Glasgow studio.

From £18, [bluebellgray.com](http://bluebellgray.com)

# INTERIOR NOTEBOOK

*Jacky Parker's guide to stylish homes*



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## Eastern flavour

This gorgeous black and white Kyoto tableware from Marks and Spencer is an absolute steal. The striking calligraphic brush strokes on the sturdy stoneware plates and bowls will elegantly frame foodie offerings and instantly add style to any table setting, whatever the time of day.

12 piece dinner set, £49.50, [marks-and-spencer.com](http://marks-and-spencer.com)



### ON THE RANGE

Italian steel kitchen manufacturer Steel Cucine has introduced its stylish Sintesi range cooker to the UK, with customisable hob options that include an integrated barbecue, lava stone grill or mega-wok, depending on size. From £1,700 exc vat, [steel-cucine.com](http://steel-cucine.com)

### NEW SHADES

With their jewel-like sparkle, these highball glasses are the latest show-stoppers from Artel, the Bohemia Crystal Glass specialists. Designed by founder Karen Feldman, and made in the capital of crystal, Prague, the vessels are handcrafted from three layers of glass blown together, and cut and polished into exquisite faceted shapes. Available in six shades, £243 each, [harlequin-london.com](http://harlequin-london.com)

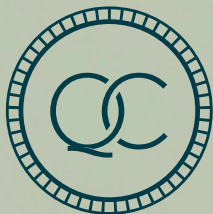




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# SPRING GREENS

*Freshen up your home with one of this season's key looks*

Story KARA O'REILLY

## Moody hues

For one of the key looks in its new interiors collection, Marks & Spencer teams botanical greens with moody background hues for a totally contemporary pairing.

From left: Harper loveseat in Aristo Print Green, £899; Harper sofa in Conte Velvet Moss, £1,299; Jolie footstool in Woodland Fern Black, £279; matching armchair, £549; [marksandspencer.com](http://marksandspencer.com)







### Pattern perfection

Turn your bed into a statement piece by shying away from neutrals and embracing pattern and colour. This classic handcrafted Churchill bed by And So To Bed is upholstered in a beautiful bold print by fabric house Manuel Canovas.

From £9,000; [andsotobed.co.uk](http://andsotobed.co.uk)

### Shutting up

We're now all very familiar with the idea of feature walls as a decorating device, but how about ringing the changes by adding a shot of colour in the shape of a bold window treatment such as these zingy custom-made shutters instead?

Tier-on-Tier Shutters, from £320 per sq m; [shutterlyfabulous.com](http://shutterlyfabulous.com)



### Subtle effect

Don't want to go the whole hog and redecorate in this season's spring greens? Then make a nod to the trend with a chic accessory such as this eye-catching lamp by lighting specialists, Pooky.

Trixie Table Lamp, £130, and Empire Shade, £50; [pooky.com](http://pooky.com)





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This contemporary Urbo bespoke kitchen designed by Roundhouse is matt-finished in Farrow & Ball's Down Pipe; roundhousedesign.com



# THE TIMELESS EFFECT



### Before you start

If you are planning a kitchen revamp, do your research and have a sense of what you need before meeting with a kitchen designer. 'It's always helpful if the client knows what they do and don't like, and if there are specific appliances that they would like incorporated into the design - such as a range cooker,' says Robert Burnett, Head of Design at Holloways of Ludlow ([hollowayskitchens.com](http://hollowayskitchens.com)). 'Also think about how you use your kitchen and make sure the design matches your needs,' advises Jamie Telford, Director of Roundhouse ([roundhousedesign.com](http://roundhousedesign.com)). 'For example, are you a serious cook who needs acres of prep space and robust work surfaces, or do you do a lot of entertaining and need a dedicated dining area?'



*Plan your kitchen  
carefully and it could  
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Story KARA O'REILLY







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A luxurious, slick kitchen by Holloways of Ludlow in a striking, high-gloss, Farrow & Ball off-black finish with a stained oak breakfast bar and Siemens appliances; hollowayskitchens.com

*The kitchen is at the heart of the home, a social hub as well as a food factory*

### More for your money

Think about how much you really want to spend and that way you will maximise what you get for your budget. 'Pick a price and stick to it,' says John Sims-Hilditch, co-founder of Neptune (neptune.com). 'Once you have your budget, look at what you want to achieve; will it require a complete revamp with building work? Generally, planning permission isn't required when installing a kitchen unless it's part of an extension or a listed property. You should also consider how long you plan on staying in your home – don't spend all your savings on a kitchen you will only use for the next five years.'

'Usually approximately 50% of the price of a kitchen is spent on cabinets; the rest is on appliances, worktops and installation – which will cost the same whatever the kitchen,' adds Robert. Get your final quote in writing and make sure it includes labour and installation costs. Finally, 'it's always worth putting aside 20% of your budget to allow for margin of error,' says John.

### You get what you pay for

'Although a bespoke kitchen is a significant outlay, an "off-the-shelf" kitchen may mean continual maintenance after a few years, just to keep it going,' advises Jamie. 'Remember that the kitchen is the most heavily used room of the house. It's at the heart of the home, a social hub as well as a food factory.'



John Lewis's House collection is all about affordable modern design; johnlewis.com



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### The benefits of bespoke

Go bespoke and these specialist companies really can make your dream kitchen come to life. 'For example, they won't say no when a customer asks if their cabinets can extend to the ceiling or if they want the worktop to be 955mm high,' says Robert. 'A bespoke kitchen gets designed to make the best of all the available space. Also, there is no limit on the size of the cabinet, the shape of the cabinet, the colour or type of material. Clients simply end up with a much finer, more practical kitchen with greater storage capacity.'

### Current trends

'With pressure on every inch of space in urban homes, combined with the desire for a large social area, open-plan kitchens with a large, multifunctional island are the most popular,' says Jamie. 'Classic, hand-painted, "in-frame" kitchens appear to be making a comeback, particularly in period properties,' adds Robert. 'When considering the colour of your kitchen, soft, neutral tones such as minks and blue-greys are timeless choices.'

### Timeless good looks

'Kitchens that display craftsmanship, functionality and are designed to be unique are more likely to withstand the test of time, in the same way as a well-designed and crafted piece of furniture,' Robert concludes.

*Kitchens that display craftsmanship are more likely to withstand the test of time*



This elegant Spitalfields kitchen by Plain English is truly timeless; [plainenglishdesign.co.uk](http://plainenglishdesign.co.uk)



This Suffolk kitchen by Neptune epitomises modern country chic; [neptune.com](http://neptune.com)

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**British Standard** (020 7870; 7688; [britishstandardcupboards.co.uk](http://britishstandardcupboards.co.uk))

**Bulthaup** (020 7495 3663; [bulthaup.com](http://bulthaup.com))

**Connaught Kitchens** (020 7706 2210; [connaughtkitchens.co.uk](http://connaughtkitchens.co.uk))

**Harvey Jones** (020 7228 4454; [harveyjones.com](http://harveyjones.com))

**Holloways of Ludlow** (020 7602 5757; [hollowayskitchens.com](http://hollowayskitchens.com))

**John Lewis of Hungerford** (020 7371 5603; [john-lewis.co.uk](http://john-lewis.co.uk))

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# SCIENCE FICTION

*For interior design that goes a step beyond your expectations, Ben Rousseau is certainly a master of the craft*

Words WILL GORE



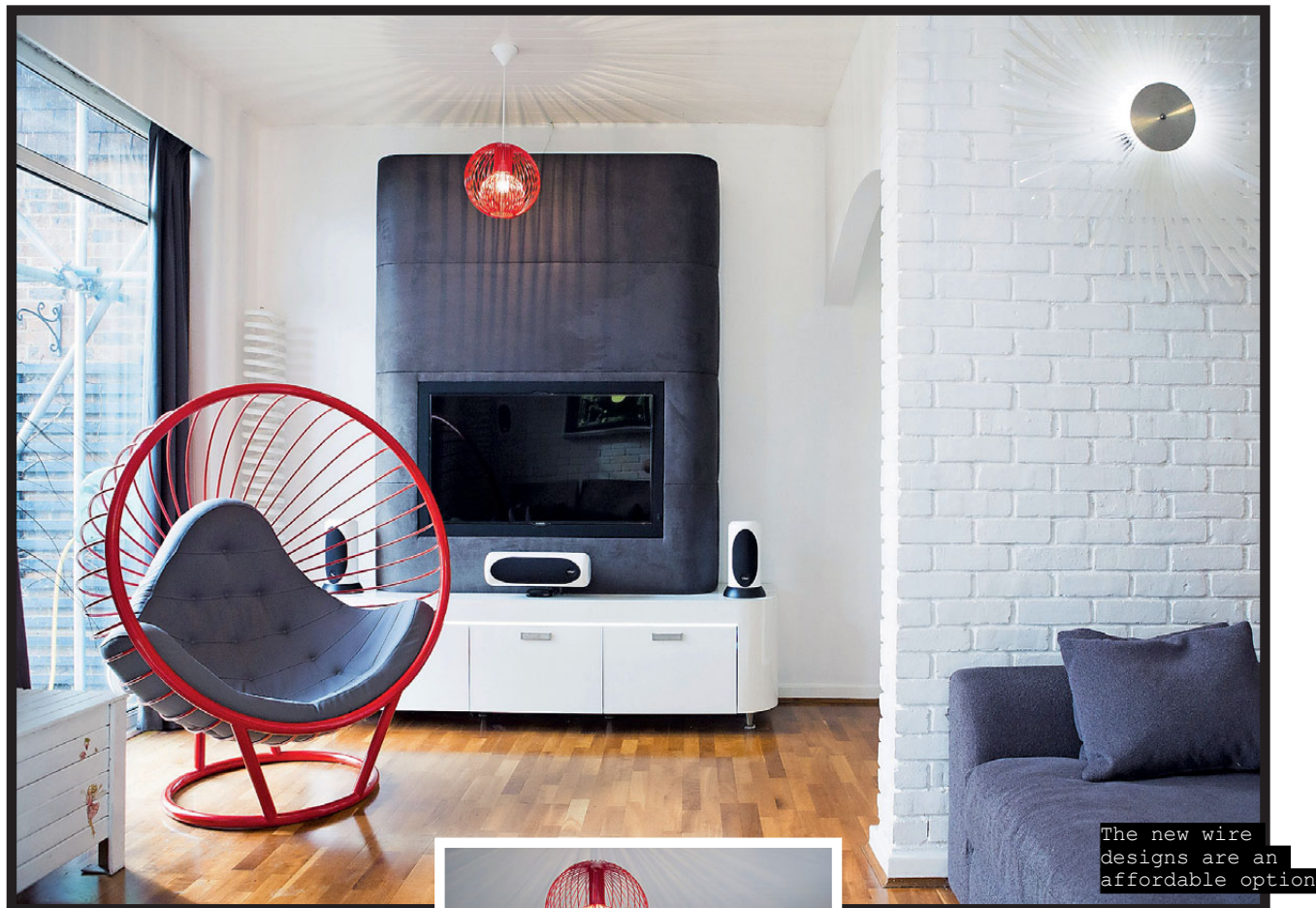
**T**he style of Ben Rousseau's furniture and interior design can be summed up by citing two important cinematic influences on his work: Star Wars and James Bond. Inspiration that can be seen in pieces such as the illuminated bubble chairs and Electrowerkz tables that meld a sci-fi aesthetic with the sleekness associated with all things 007.

From the eponymous design studio in Chiswick, which has been in operation for the last 12 years, Ben, 36, both dreams up his latest bold designs for light fittings and furniture, and also masterminds the projects he undertakes to transform homes, predominantly in west London, and help big name brands and companies stage huge events.

This is interiors, but not necessarily how you might know them. Take, for example, a recent project that saw one client's 3,500 square foot basement get the full Rousseau treatment. 'He wanted some of my illuminated bubble chairs and he sounded like an interesting character so we met up,' explains Ben. 'He had built this basement that he called the bat cave and I put in a bar, a games room and a laser cage around his old Aston Martin. As the weeks went on the ideas became crazier and I almost had to rein in the client's excitement to make sure everything gelled together.'

Ben, who lives in Grove Park with his wife and daughter, tells me that he gets the most satisfaction out of working with individuals on their properties because of the challenges that these kind of assignments throw up. 'You are in someone's house and they are very protective of it,' he says. 'They can be nervous about certain ideas if they can't quite see how they will turn out.'





The new wire designs are an affordable option

Sometimes what I want to do can be out of their comfort zone, but when they are calling me up after it's all finished to say they've had a party and love their new space it makes it worth it.'

Rousseau Design's work with commercial clients involves making props, exhibition stands and other paraphernalia for large-scale events. One such job saw Ben modify a truck for the Olympic torch relay, allowing him to indulge his passion for custom cars. No ordinary vehicle, Ben and his team had to figure out how to add a staircase, a huge LED screen and plenty of other hi-tech gizmos in order to pimp that particular London 2012 ride.

Although this all sounds mighty grand, Ben says he can bring his interior design expertise to bear on all kinds of budgets ('It's about giving champagne ideas for beer money') and while many of the pieces sold through his website are expensive, he has made a conscious effort with his most recent pieces – a selection of wire bubble chairs and wire moonlights – to make them more affordable.

After training in art and design, Ben worked in the PR industry, doing some DJing on the side, before he figured out



### *Sometimes what I want to do can be out of a person's comfort zone*

exactly what he wanted his long-term career to be. He began with the idea of making furniture for nightclubs and hotels and, after exhibiting some bespoke furniture at a few design shows, he was able to get his business off the ground, and a desire to get hands on with the creative process hasn't left him.

'My house is full of lots of prototypes of things I'm making to see if they work

in a home and to see if I enjoy having them around – my wife says if I bring another light in the house she'll scratch my eyes out,' says Ben, laughing. 'Not quite, but I think she wishes I wouldn't spend so much time doing these things. I can have weeks of late nights but then spend my night off in the office drawing something new.'

Ben and his family have been Grove Park residents for the last eight years and he is quick to reel off a list of the things he loves about this side of town: 'We love this neck of the woods, we love being by the river, the school's great, the gym is good – it's nice being near the high street. We're really fond of the place and it feels very much like home.'

A favourite local haunt is the City Barge – Ben says that he and his wife pop down there whenever they get a spare moment. The pub has just undergone a major refurbishment. I ask whether, in Ben's expert opinion, the renovation has been a success? His answer is a resounding yes. So the proprietors of the City Barge can breathe a sigh of relief – they've passed the Rousseau test.

For more information visit [rousseau.co.uk](http://rousseau.co.uk)



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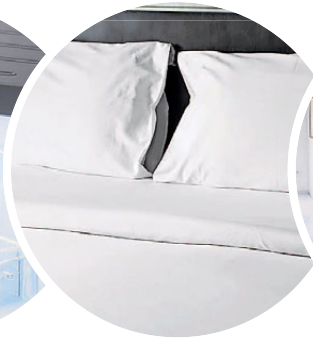
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# Opportunity seldom knocks twice

London property expert Nicholas Finn discusses why current market conditions are favouring buyers

**H**indsight is a wonderful thing and no more so than in the world of property. With the benefit of knowing the rate of property price growth following the market crash of 2008, many would have invested heavily in the property market and would consequently be significantly better off. For those that took the gamble when things looked uncertain, the choice to make a purchase has been greatly rewarded.

## The London market

The London property market has got off to a slow and somewhat steady start so far this year, in contrast to the extremely frantic start of 2014. Transaction levels are lower, which is mainly due to more cautious buyers watching and waiting to see the outcome of the General Election. However, new stock is still becoming available, especially if you know where to look. With selling agents reporting that fewer buyers are registering, there is currently less competition underpinning the logic that now is the time to act, negotiate and secure a property at the correct level.

## An attractive prospect

London and the UK in general still represent an

attractive investment location in the global market, despite the recent changes to Stamp Duty Land Tax. Overall property transaction costs remain comparable to, and often lower than, many other countries. This, compounded with robust price growth in a global context, and the UK's steady economic outlook, further strengthens its investment credentials. Beneficial to those looking to purchase, mortgage market experts are predicting that 'the next six months may be the best time in history' to take out a mortgage. Cautiously competing for new business, a refreshing change in attitude from central banks contrasts with actions following last year's Mortgage Market Review. Lenders may now become one of the notable driving forces which help sustain momentum in the market this year.

## Change on the horizon

The changes in Stamp Duty Land Tax last year had an interesting impact on the market across the whole of London. Whilst most assumed that the brunt of the changes would be felt in only Prime Central London, almost 70% of properties sold throughout 2014 which would have had to pay an additional amount of tax were outside of Kensington & Chelsea

and Westminster boroughs. With this said, the actual impact on the overall cost of purchasing as a total percentage of the purchase price being paid is relatively small. There is already evidence supporting the fact that with intelligent negotiation, most of the increase in overall buying costs can be offset.

With many factors to consider, timing your property purchase is increasingly important. There have of course been winners and losers from the reforms to Stamp Duty Land Tax, and the results would be similar following any further changes a new government could impose. Whilst there remains a number of unknown variables that could affect the property market this year, so far in the current climate the odds are looking to be firmly in favour of the well informed buyers.

**Nicholas Finn is London Director of Garrington Property Finders. If you are thinking of moving and would like further information on how Garrington can assist, contact Garrington on 020 7099 2773 or email: [info@garrington.co.uk](mailto:info@garrington.co.uk); [garringtonlondon.co.uk](http://garringtonlondon.co.uk)**





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# ALL WRAPPED UP

*Annabel Lewis, founder of the ribbon emporium V V Rouleaux, outlines the essential looks and trends for your home and wardrobe this spring*

BY KAT HOPPS

**V V Rouleaux has been called 'the Chanel of ribbon and trimmings shop'. Tell us more...**

Chanel is known for her iconic use of Grosgrain ribbon, a ribbed ribbon with a slightly stiff quality – used in millinery – that was popular in the 1920s and 1930s. V V Rouleaux is a specialist ribbon shop and has the largest selection of widths and colours of Grosgrain ribbons: there are 11 sizes from 4mm to 75mm and we can supply over 60 colours.

**How has the business grown since opening?**

We want to be known for providing the best quality, selection and breadth of ribbons. We source

*If you can't find a ribbon in our collections then we will make it*

and supply to a variety of customers including the theatre, film, interiors, fashion and party-planning industries. We started with 1,000 ribbons in 1990 and now have 10,000 ribbons; if you can't find it in our collections then we will make it.

**How can you spruce up your home or wardrobe for spring?**

There is nothing simpler than tying a beautiful wide wire-edged ribbon around an existing cushion or a stunning wide Grosgrain ribbon for a curtain tie-back. Revamp your lampshades by wrapping entirely with ribbons or feathers. Handbags are a favourite to transform by covering with feathers or attaching dangly tassels and pom-poms to a kilt pin and then tying on. For men, cover collars with a wide grosgrain ribbon in a cool colour.



Annabel Lewis's business is the go-to place for beautiful ribbons and accessories

**Which colours and materials are on trend for SS15?**

Lots of colour: limes, shocking pinks, bright orange with fuchsia pink, plus sky blue and purple. Try heavy embroidered trims in gunmetal and silver with a touch of gold lace, or floaty, organdy ribbons as sashes for bridesmaids in lilac, oatmeal cream or washed-out old fashioned pink.

**What are the essential points to consider when buying hats and headdresses?**

To be comfortable which means you should not even know you have a headdress on. It should be light and not too big; you need to be a confident hat wearer. Always take on board the suggestion of the designer and believe the style they suggest. V V Rouleaux offers a fantastic bespoke service so it's essential to bring the outfit with you that you will be wearing.

**What are the latest hat trends?**

Delicate, floaty, individual bespoke shapes that are neither a hat nor a headdress. Choose pale colours and pieces that are not

too large. Feathers are still prominent.

**How can I learn more about accessorising?**

We have a variety of courses: tassel making for beginners, headdress workshops and ribbon flower-making.

VV Rouleaux Ribbons are stocked in Peter Jones or visit the store at 102 Marylebone Lane W1U 2QD, 020 7224 5179; [vvrouleaux.com](http://vvrouleaux.com)





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# New season LOOKS

Shona Wallace showcases spring 2015's new style direction

Gucci silk striped scarf, £245, net-a-porter.com

**B**id adieu to your cosy cashmere coat: it's time for a sartorial spring clean. From chic stripes to all-white, the SS15 collections are awash with elegant pieces that'll easily translate into your wardrobe

Denim mini dress, £395, from Victoria Beckham, victoriabeckham.com

**Online**

For more photos from this feature visit [theresident.co.uk](http://theresident.co.uk)

£250 at J Crew  
165 Regent Street, London W1B 4ND

Gianvito Rossi denim boots, £475, from Harvey Nichols, harveynichols.com

Tibi striped silk satin skirt, £665, net-a-porter.com

All clothes on model from a selection at [jcrew.com](http://jcrew.com)



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A close-up, vertical photograph of a pregnant woman standing on a beach. She is wearing a white, sleeveless dress with a subtle, textured pattern. Her hands are clasped together, gently holding her pregnant belly. The background shows the ocean with waves breaking on the shore, and the sandy beach is visible in the foreground. The lighting is soft, suggesting a calm, serene moment.

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# TOM PARKER BOWLES

*Double entendre? How bistros and brasseries – no, they are not the same – have made a difference to London's dining scene*

It's a question that has baffled the finest minds for eons, an enigma so perplexing that even the greatest of Gallic philosophers are forced to shrug their shoulders and admit, 'Non, je ne sais pas.' But the conundrum in question relates not to matters metaphysical. Rather the markedly more important 'affaires de l'estomac', and the difference between la brasserie and le bistro.

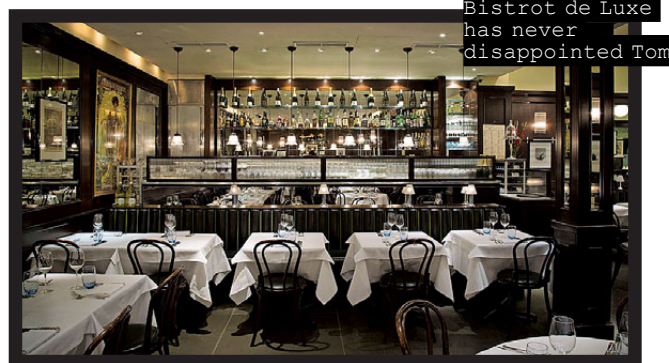
But surely, I hear you cry, they are one and the same, merely two different names for two great French institutions? Plat du jours, vins de table, a smattering of much loved classics – l'escargots, soupe à l'oignon et al – and the usual elderly, somewhat dyspeptic waiters. Mais non. They are, in fact, two entirely different beasts.

Because the brasserie is traditionally all about the beer. Literally. They started off as breweries (brasserie means brewery) in Germany before being brought to Paris after the war of 1870 by refugees from Alsace Lorraine. Basic wooden chairs and tables were the norm. That is until rather more ornate and Belle Époque ostentation took over. One of the last remaining great brasserie alsacienne is Brasserie Lipp in Paris.

Anyway, with that small matter cleared up, let's coupe to la chase and jet back to London, and in particular South Kensington's La Brasserie (labrasseriellondon.com), with its marble, chequerboard floor, and white-aproned waiters and immaculate steak tartare, coq au vin, confit de canard and crepes. I've been going for years and it never changes, very much part of its appeal.

Moving up a few levels, in both cooking and price, is Mayfair's immaculate Brasserie Chavot (brasseriechavot.com), which takes the classic brasserie, puts Eric Chavot, that brilliant chef, at the

*As for bistros,  
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Bistrot de Luxe  
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helm, and clads it in couture Dior. Exceptional beouf en daube, home-made crepinette with oysters and a cassoulet that could make a grown man cry. Très, très bon.

Brasserie Zedel (brasseriezedel.com), a baguette's hurl from Piccadilly Circus, is very much in the traditional mould. Fast service, beautiful Belle Époque décor, cheap

prices, fairly tightly packed tables, a vast menu, all cooked very well indeed. No wonder the place is constantly rammed.

As for bistros, no-one (save the Galvin brothers) does it better than the great Bruno Loubet at Bistrot Bruno Loubet (bistrobrunoloubet.com) in Clerkenwell. Crisp pigs' trotters, rabbit and pork rillettes, mussels in cider and apple tarte Normande. Similarly beautiful is the ever-brilliant Galvin Bistrot de Luxe on Baker Street (galvinrestaurants.com), a place where I've never had so much as a mediocre bite. A cheaper option is Bistro Aix (bistroaix.co.uk) in Crouch End, which is endlessly reliable. Vive La France, indeed.

To see what upset Tom this month, plus news on what could be the next big thing, go to [theresident.co.uk](http://theresident.co.uk)



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Kensington café Tombo serves a Japanese take on traditional afternoon tea

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# FOOD NOTEBOOK

*Discover the latest foodie news this month*

## GREAT SCOTT

As Scott Hallsworth's restaurants conquer London, the original Kurobuta is moving to larger premises on 312 King's Road. As for the original site, he's turning it into the intriguing-sounding Joe's Oriental Diner – find out more at [joesorientaldiner.com](http://joesorientaldiner.com)

## BIRDS OF A FEATHER

*If you're looking for the perfect gift for mum on Mother's Day, and she has expensive tastes, opt for a bottle of delicious rose champagne from Laurent-Perrier. Presented with a stylish birdcage holder, the bottle comes complete with a matching stopper. Priced £69.95*



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## Bar brunch

The ever-excellent Bar Boulud has expanded its repertoire with the launch of a new Sunday brunch. Served from 11am – 3.30pm, the delights on offer include everything from traditional French favourites, such as croque monsieur or madame to more innovative dishes, like a Brunch Burger. It promises to be very classy, and tasty, indeed. [barboulud.com/london](http://barboulud.com/london)





# FINE CHINA

*Chefs Ian Pengelley and Jason See Meng Hwa reveal what's in store for new Harrods restaurant Chai Wu, starting with their Beijing duck*

Words SUDI PIGOTT



Short rib with sweet honey glaze

**C**ould this be the finest Beijing Duck in London served in the most luxurious setting? The ratio of crackling to fat is perfectly balanced as it is carved in front of me. It comes with freshly made fluffy Mantou buns as well as pancakes and a vast array of homemade sauces and moreish pickles. I am seated at a sophisticated chocolate leather banquette in the newly created fifth floor restaurant Chai Wu at Harrods and Group Executive Chef Ian Pengelley, one of the UK's leading experts in Asian cuisine and Malaysian/Chinese Chef Jason See Meng Hwa have my rapt attention as they explain the intricacies of what makes this such a special dish.

Appropriately Chai in Chinese means wealth, and no expense has been spared in creating the discreet restaurant. Wu means the number five, referring to Chai Wu's 5th floor location. In addition, the five elements of Chinese philosophy: wood, metal, water, earth and fire have been incorporated by Harrison designers into the look of the restaurant. Fire is explicitly represented with the restaurant's lava rock charcoal grill.

Chai also refers back to the Pan Chai restaurant that is already well established in Harrods Food Hall, also serving Pan Asian dishes created by Ian Pengelley. Chai Wu is a restaurant for lingering in more private surroundings with the emphasis on very refined presentation. I learn that David Beckham and family often pop in downstairs and are fully

Jason See Meng Hwa

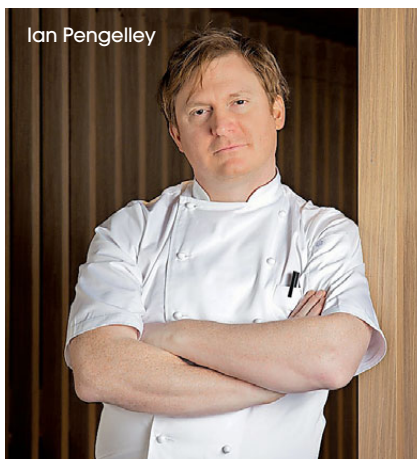


The restaurant's interior was created by Harrison to reflect the five elements of Chinese philosophy



*Our red snapper dish has a sauce that represents different areas of Asia with sweet, sharp and spicy notes*

Ian Pengelley



expected to be among the fans of the new restaurant, besides a growing number of Chinese visitors to Harrods (now making up 30% of their visitors).

Chef Ian Pengelley's name is likely to be familiar to London restaurant scene watchers. Having trained all over Asia including Thailand, Malaysia and China, Ian was the launch chef of E&O Notting Hill and started his own massively successful Pan Asian restaurant, Gilgamesh back in 2011.

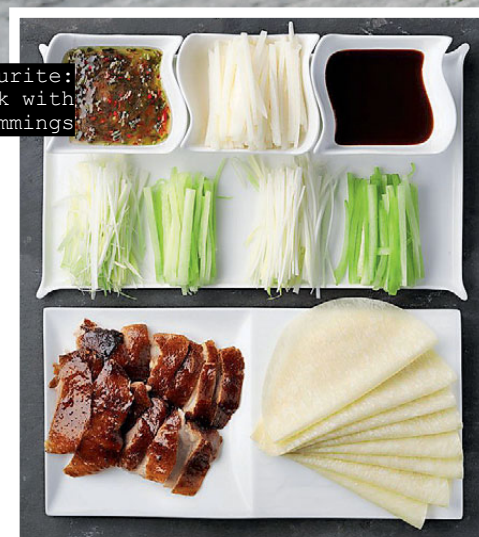
A busy man, he is also executive chef of Thai Mango Tree in Belgravia and a regular on Masterchef. Ian reveals that his passion for Asian food goes back even further. He spent his early childhood in Hong Kong as his father was in the army. He recalls that one day when he was only seven, he ran away



Chai Wu serves its sweet and sour chicken in a dragon fruit



Sudi's favourite:  
Beijing duck with  
all the trimmings



from his mother in the middle of the market and found himself in a Chinese restaurant. 'Even then I was blown away by the assault on my senses. It was incredible, steamy and noisy. I was sat in a chair in the kitchen watching the chefs prepare Hainanese chicken. My mother burst in looking terrified.'

Jason has been Ian's right-hand man in the kitchen for more than 10 years and they work intuitively together.

'My background combines Malaysian and Chinese influences, so I was born cooking Pan Asian food. For example, our red snapper dish has a sauce that

represents the different areas of Asia with sweet, sharp and spicy notes,' explains Jason. Ian is more explicit. 'Quite simply, I am setting out to sex up Pan Asian cuisine, using authentic

techniques yet making dishes that are rather different and very refined and pleasing to behold. Dishes such as our Chilean seabass in champagne.'

Besides flavour, there's lots of colour to dishes, such as their take on sweet and sour chicken balls served tumbling out of a dragon fruit. 'Diners really do want to eat with their eyes too,' observes Ian.

'The greatest compliment diners have given about Chai Wu so far is that it is impossible to tell that it was once a retail space,' reveals designer Andrew Kirk of

Harrison. 'We were working with a very limited space and needed to make it streamlined, yet really warm and inviting. It had to exude simple luxury as well as a touch of

theatre.' Most importantly, the lighting is immensely flattering, 'we deliberately chose copper mirrors. They make everyone look better,' he says.

Both Ian and Jason travel extensively

*I am setting out to sex up  
Pan Asian cuisine, using  
authentic techniques that  
are very refined*

for international openings and to gain new insights for their menus. The chefs agree that right now Shanghai and Hong Kong are probably the most exciting places to visit. 'Both these cities are especially vibrant, blend East and West, and are attracting lots of investment and change. They tend to be ahead of the trends,' says Ian.

And now, you might just be able to sample them for yourself by travelling to the heights of Harrods' 5th floor.

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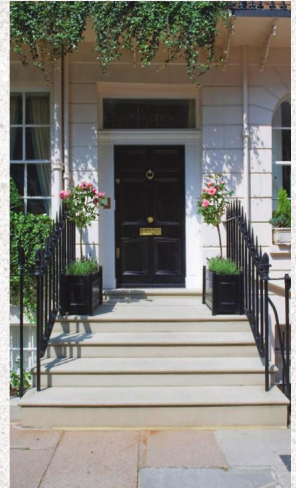
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# RAMUSAKE

Words ALEXANDER LARMAN

**L**ittle by little – or maybe not so little – Scott Hallsworth is taking over west London. His pop-Japanese restaurant sites, both named Kurobuta have been dazzling the denizens of Chelsea and Bayswater since opening, and toward the end of last year, he went into collaboration with the nightclub maestro Piers Adam to create Kensington's hot dinner spot, Ramusake.

If you've been one of those people vexed by waiting half an hour to get into the Chelsea Kurobuta, you'll be delighted to hear Ramusake operates a members-only policy, with membership at £250 a year. This allows you to breeze in with your guests, sample one of the bar's excellent rum Old Fashioneds or Brambles, and prepare to enjoy the fruits of Hallsworth's culinary skills.

And what plates. There are a few twists on what you'd expect – the sliders are fried chicken kara-age, rather than pork – and those of you after a traditional Japanese dining experience will be thrilled with the 'cold and raw' section – salmon sashimi and beef fillet tataki – but rest assured that this is anything but prissy and restrained, offering the sort of



Jumbo shrimp barbequed with chilli, lemon and garlic

big, exciting cooking that Hallsworth is now synonymous with. Tempura is crunchy, the lamb chops are so moreish that it becomes difficult to stop at just a couple; the salmon

gravadlax maki roll feels like a guilty pleasure, even though it's probably quite good for you. Washed down with a New Zealand Sauvignon, it all tasted divine.

As for the room, it's got something of the quirky feel of the late, semi-lamented Eighty-Six, with a slightly steampunk quality to it. We visited in the relatively early evening before the nightlife really got going, but were informed by our waitress that things got extremely lively later on. So if you're after a sophisticated night all round, our advice would be to replenish yourself beforehand in the comfortable and stylish surroundings, before later whiling away the evening. Another triumph for Hallsworth.

## COST

Dinner for two around £120

## GOOD FOR...

Great post-Japanese cuisine in an exclusive atmosphere

## WHAT TO EAT...

The kara-ages sliders are so addictive, it's a pity they're £11 for two

## WHAT TO KNOW...

It's members-only, but they're still accepting all comers for membership at the moment

## RESIDENT RATING

★★★★★

92B Old Brompton Road, South Kensington SW7 5LR,  
020 7842 8518; ramusake.com



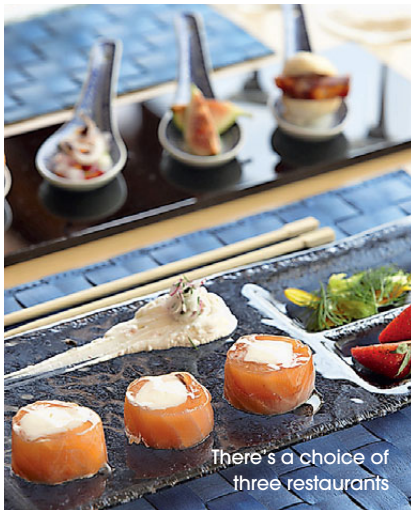
# TREASURE HUNT

*Skiathos is one of the smaller Greek islands, but is home to plenty of treats. Just don't take everything you see to heart...*

Words MARK KEBBLE







There's a choice of three restaurants

**A**s sweat poured from my forehead, I must admit I had a moment where I questioned my sanity. It was 30 degrees plus outside in the midday sun and here I was, alone, in the Skiathos Princess Hotel's gym struggling on the treadmill. I blame the healthy living locals, but more on that later.

I have had the pleasure of visiting several of the Greek islands, but Skiathos is arguably the cutest of the lot. Only seven miles long and four miles wide, it wouldn't take long to drive around it, but size isn't everything as this is an island of immense beauty. There are numerous beaches and the main port-side town is all historic buildings and cobbled streets.

However, for our week-long stay, the destination for my wife and I was the rather more modern Princess Hotel. A popular family destination, this five-star offering is part of the Santikos Collection of luxury hotels. Our deluxe room had a wonderful view of the sea, and the open-plan room had everything we needed and more (the study desk almost enticed me to do a spot of work... almost).

It's easy to see why the Princess Hotel is popular with all-comers. Everything is easy to get to, the two pools and beach are right on your doorstep, there are two lunch alternatives right next to each other, and the three different cuisines offered in the evening are all served up under one roof. The weather was perfect bar the odd storm, which happened during the night or early in the morning, so sunbathing was not affected.



Skiathos is a beautiful port-side town

If it's relaxation you want, then you'd be hard pushed to better the Princess Hotel. Over half of our holiday was spent lounging by the pools and beach, particularly because the furniture was so comfortable to sink into. If that wasn't enough, there is also the on-site spa, where we were both treated to a head, neck and shoulder massage.

Despite the hotel having everything you need, you would be wasting your trip if you didn't venture out into Skiathos itself. The

all-day boat trip we enjoyed took in much more than we expected taking into account the size of the island. As well as learning a great deal about its fascinating history, one stop off at a secluded beach was beauty personified.

Back to Skiathos, and time spent at the harbour is a must. The restaurants right on port-side vie for your attention with vast menus and cheaper deals, but



All the rooms at Skiathos Princess Hotel are comfortable and spacious

head down the back streets to find more authenticity. It was in one of the garden bars that my moment of madness regarding the treadmill was inspired. We are still not quite sure what it was, but there was some kind of mini marathon taking place in town and I felt rather guilty slurping on a Mythos as countless adults and children ran past us in the stifling heat. Anything they can do...

Dig a little deeper and you will uncover more gems. We loved the bar opposite the hotel that hosted a pub quiz one night (we didn't come last, which was a result) and the dog shelter that is currently under threat with closure, something you could tell all who live and work in Skiathos are deeply concerned about. But whatever kind of holiday you are keen on, Skiathos has it covered – even if you have that sadistic streak of going to the gym in stifling temperatures.

*Head down the back streets to find more authenticity, where you'll uncover gems*

## TRIP NOTES

Western & Oriental offers seven night stays at Skiathos Princess Hotel from £915pp, based on two sharing a Club Garden View Room on a Half-Board basis. Price includes return flights and private airport transfers. To book, visit [westernoriental.com](http://westernoriental.com) or call 020 7666 1234



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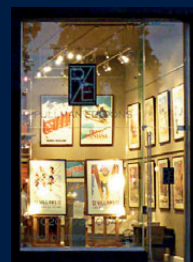


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# WATER WORLD

*Watermark at the Cotswolds Water Park offers you the chance to swap London for tranquil luxury every weekend*

Words VICTORIA PURCELL

**A** beautiful holiday home on Summer Lake, imagine that. A wonderland of peace and tranquility where friends and family gather to linger over dinner on the expansive, lakeside terrace. It sounds beyond idyllic, but it's very much within grasp – Summer Lake is the latest development of luxury lock-up-and-leave lodges by Watermark, set within the Cotswold Water Park.

There are 147 lakes in this part of the Gloucestershire countryside, and Watermark has holiday homes on six of them. Summer Lake, the last of the lakes to be developed, is home to 50 huge, New England-style detached lodges, available to rent for short stays or to buy as a second home (22 remain to be sold).

I took the other half off for a weekend at 20 Summer Lake, a three-storey, five-bedroom property featuring stylish, neutral decor – pepped up with the odd

New England blue-and-white stripe – a well-equipped kitchen for keen cooks and contemporary bathrooms. The L-shaped open-plan living space feels as cosy as it does expansive, and three sets of French doors lead you to the roomy terrace (complete with barbecue, dining table and hot tub).

If you're arriving on a Friday evening after a long working week, you can arrange for dinner to be delivered – just pop it in the oven on arrival. Ours bore the logo of Gusto, a local deli, and was delicious – slow-cooked beef with chilli, truffle mash and winter veg. You can also have groceries delivered so you don't have to shop en route.

The Cotswolds Water Park lends itself to plenty of activities.

Try your hand at clay pigeon shooting (Sean O'Keeffe at Old Downs Pursuits is great), amble about the lakes, play golf, go fishing, head for the spa or dabble in various watersports. Equally, I found lazing about the house, book in one hand, wine in the other, or simply gazing out over the glistening lake, rather wonderful. And if you're into horses, it's also conveniently placed for Cheltenham Racecourse.



The contemporary interiors open on to the lakeside deck

Be sure to visit the nearby Wild Duck Inn in Ewen one evening. It's everything you'd expect an old country pub to be with dark wooden beams, creaky floors, a great atmosphere and wonderful food (think lamb with truffle mustard crust and pork belly with cider sauce).

After such a lovely weekend on Summer Lake in the depths of winter, I can hardly bear to imagine how glorious it would be in the sun...

*Imagine a wonderland of tranquility where friends gather on the lakeside terrace*



Each house has a terrace overlooking the lake

## TRIP NOTES

Three nights self-catering at 20 Summer Lake (sleeps nine) starts from £848, call 01285 869 181. Homes for sale are priced from £445,000 to £1.3 million, call 01285 869 031. See [watermarkcotswolds.com](http://watermarkcotswolds.com)



AUTHOR  
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# Fact, not fiction

Hodge Jones & Allen's Simon O'Loughlin reveals  
the truth about Personal Injury law



It is all too common to hear stories of how the no win, no fee system has stifled growth and innovation in the UK. It was introduced to improve access to justice and was a very positive step. Sadly, since its introduction, there have been many stories that have cast doubt on the integrity of the

personal injury claims process and spread damaging myths that often prevent people with legitimate claims of negligence coming forward. Let's put some of those myths to bed...

## Myth – Personal injury claims are spiralling out of control

**Truth.** Compensation claims have fallen every year for the last five years. For example statistics show that every year over 850,000 people suffer an injury as a result of their job and over 25,000 people are forced to give up work due to work-related injuries or illness. Nine out of every ten of these people, however, receive no compensation.

## Myth – Compensation is paid automatically for any accident

**Truth.** This is not true. Compensation is only paid when injuries have been caused by negligence. Negligence is when an accident was foreseeable and the actions or inactions

of someone else caused injury. Britain pays out much less compensation, as a proportion of its GDP, than any other major European country apart from Denmark, and a third of that of the USA.

## Myth - We are heading for a US style system

**Truth.** No evidence for this. Our legal systems are completely different. In the USA compensation awards are decided by juries. In Britain awards are made by judges and there are very strict regulations on compensation payments.

## Myth - Personal injury claims are a burden on business.

**Truth.** It is a legal requirement for employers to have insurance cover for their employees in case they are injured through negligence at work. Personal injury claims are usually paid out by insurance companies. The fact remains that if there had been no negligence then the person who has suffered injury would not be making a claim for compensation. Therefore it is the failure to prevent negligence in the first place that is a problem that needs to be addressed.

I've shared some of the myths – my experience of over 12 years tells me the real



truth is that our personal injury process in the UK helps people obtain justice and be compensated for the pain and distress if they are injured through no fault of their own. It secures access to early rehabilitation and covers medical costs, loss of income and care needs.

The people we meet do not get hurt in order to get rich. Their lives have been turned upside down by someone else's negligence. Hodge Jones & Allen are London's personal injury solicitors and we help injured victims fight back.

**Simon O'Loughlin is a partner at Hodge Jones & Allen. If you wish to discuss a possible claim with Simon please call him on 020 7874 8451 or email [soloughlin@hja.net](mailto:soloughlin@hja.net)**

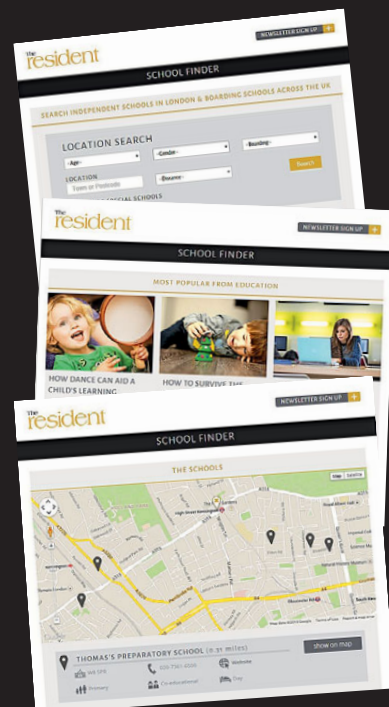


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Summoning up thoughts of the long summer days ahead, Marie-Chantal's playful SS15 collection celebrates a love of nature and adventure. The mix of printed blouses, cotton cardigans and skinny jeans and shorts features pops of neon set against cool pastels and neutral palettes.

148 Walton Street SW3 2JJ; 020 7838 1111; [mariechantal.co.uk](http://mariechantal.co.uk)



## LITTLE MAESTROS

*Introduce young tots to classical music via do-re-mi babies, a group offering inspiring concerts inside the vestry of St Luke's Church at Chelsea. The next session runs from 10.30am-11.30am on 3 March. £10 per adult, children free. [doremibabies.co.uk](http://doremibabies.co.uk)*

# MINI RESIDENT

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293 Fulham Road SW10 9PZ; 08715 120 770; [lomaxpt.com](http://lomaxpt.com)

## D DESIGNS

Gorgeous new bedding company Isla and Wilbur, based in Kensington, combines the best of soft and eco-friendly bed sheets, pillowcases and duvet covers with four adorable designs featuring Isla, the little lamb and Wilbur, the highland calf. Created by husband and wife team Hamish & Emma Dalrymple, the linen range is machine washable. [islaandwilbur.com](http://islaandwilbur.com)



## Take a ride

Dutch brand Joolz has released its first double buggy, Joolz Geo. Available in five colours: Parrot blue, Elephant grey, Lobster red, Hippo anthracite and Turtle green, the buggy's sleek black and silver chassis is versatile with five different configurations. Prices start from £799. Product is available from Mamas and Papas, Mothercare and other retailers.

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# PREPARED FOR *LIFE*

*From workshops at the Royal Albert Hall to five floors full of learning, there's a lot to know about St. Nicholas Preparatory School*



**T**his is the second interview in 24 hours to which Head of St. Nicholas Preparatory School, Tony Lewis, has been subjected. 'I was interviewed by the school magazine, it's the first time

we have had one driven by the pupils,' he smiles as he offers me a cookie. 'Half a dozen children from different year groups giving me a grilling! They asked some fantastic questions, and I was able to ask them questions too. It was a really good dialogue and I loved their confidence and sense of humour!'

Just another day at this wonderful school that looks onto Hyde Park. Offering the English National Curriculum with Montessori nursery, their youngest child is two years and nine months, and all pupils enjoy a varied and intriguing educational journey that leads to the 11+, before the majority head off to London's top day schools. What I saw during a whistle-stop tour –

over five floors – was a happy school, full of creativity.

After over a decade at top boarding school Stowe, Tony decided on returning to London 18 months ago to take over at St. Nicholas. 'There are two big differences,' he says on his surroundings today. 'Boarding day school is such a huge change in lifestyle. Then there was moving from an upper school to a preparatory school, so the age difference is quite substantial. However in terms of characteristics, there's a lot of continuity. Stoics and Old Stoics are good company, confident and essentially there is no real stereotype given the diversity of their interests and success. The education is focused on encouraging their individuality and we have much the same here. There is a diverse culture of students, there's warmth in the welcome, and there's real happiness within the children.'

*There is a diverse culture of students here and a real warmth in the welcome*

The school day, whatever the year group, looks full and exciting. From the Montessori schooled nursery children, through to reception children who have a really strong introduction to reading and writing, before Year 1 upwards takes on the English National Curriculum. 'It provides a breadth and vitality,' Tony says on the latter. 'In Years 1 and 2 it enables us to really nail down skills in

reading, writing and maths, before accelerating through Years 3 and 4 into the 11+ territory of Years 5 and 6. Explicit preparation for the 11+ now begins earlier moving forwards from

Easter of Year 5 to the beginning of that academic year, so we have a much longer run at it.'

Their London location, too, plays a key role in their learning. 'One of the challenges of coming from Stowe is swapping 250 acres of countryside, but the front garden here is pretty good,' Tony laughs, looking out at Hyde Park. 'We do a lot of sport in the Park. The children went to see Cirque du Soleil at the Royal Albert Hall [literally next door], and just last week the nursery children went to the Science Museum. The children can see for themselves what a fantastic environment surrounds them.'

The children's work is celebrated on the walls throughout the school and Tony says every day brings a smile to his face. So, if we roll back 24 hours and he was asked by the children if he could sum them up, what would he say? 'Confidence well placed,' he responds. 'There's a wholesomeness, a sense of wellbeing, ambition and adventure and crucially an absence of complacency.'

23 Princes Gate SW7 1PT; 020 7225 1277;  
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# SPORTING CHANCE

*A new report suggests PE lessons are on the wane, but a love for physical activity doesn't necessarily have to start at school*

Words SUE LAIDLAW

If you struggle to keep your hallway free of an assortment of kitbags, dirty football, rugby, lacrosse or hockey boots, and are fed up with a constant stream of dirty kit, then the latest research might come as a surprise.

The biggest survey of its kind for over four years has just been published and suggests that there has been a considerable drop in the amount of time given over to PE in schools – in fact, there appears to be a significant drop to less than two hours per week. The survey, conducted by the Youth Sport Trust, also suggests that links between school and community sports projects have also fallen.

Whilst there is no reason to doubt that this is not accurate, perhaps it doesn't paint the entire picture. In our local community, as well as in family life and amongst friends, there is certainly little evidence of lack of interest or activity in sport. Saturdays are a timetable of fixtures; local parks are filled with eager little boys in football kit, and much older veteran boys doing their best to look as lively as the eager little boys!

One can conclude that, for those who have a natural interest in physical activity, whether there are more or less than two hours sport in school, there will always be some outlet for that desire to get moving. It doesn't need to be planned or expensive.

Perhaps what is more significant is making options for physical activity accessible and appealing to those children for whom it is naturally less appealing, whatever their age. Finding an activity that will engage young children can set them on a path to enjoying sport for life. It doesn't need to be competitive – indeed this is the root of the problem for some children, but for others this is the key to success.

Sustaining interest into the teenage years can also be a challenge. One Headmistress has recently commented that many teenage girls are left with a lack of confidence and interest if an old-

style approach to PE is adopted.

However, many schools do a very good job in providing a wide selection of options, particularly for girls – Zumba and spinning classes to name but two.

At home, offering options for interesting regular physical activities and resisting the temptation to preach on the subject can reap rewards.

Getting out as a family to take the dog for a walk or organising a Frisbee competition (followed by a BBQ) might just get things going.

Whilst surveys can highlight these issues, it is surely the responsibility of not only schools, but parents, families, volunteers and communities to open the doors to all children to experience the fact that physical activities are fun.



Sue Laidlaw is Senior Partner at Laidlaw Education, Laidlaw Hall and Laidlaw School Search. See more at [laidlaweducation.co.uk](http://laidlaweducation.co.uk), [laidlawhall.co.uk](http://laidlawhall.co.uk) (020 8487 9517) and [laidlawschoolsearch.co.uk](http://laidlawschoolsearch.co.uk) (020 3674 2339)



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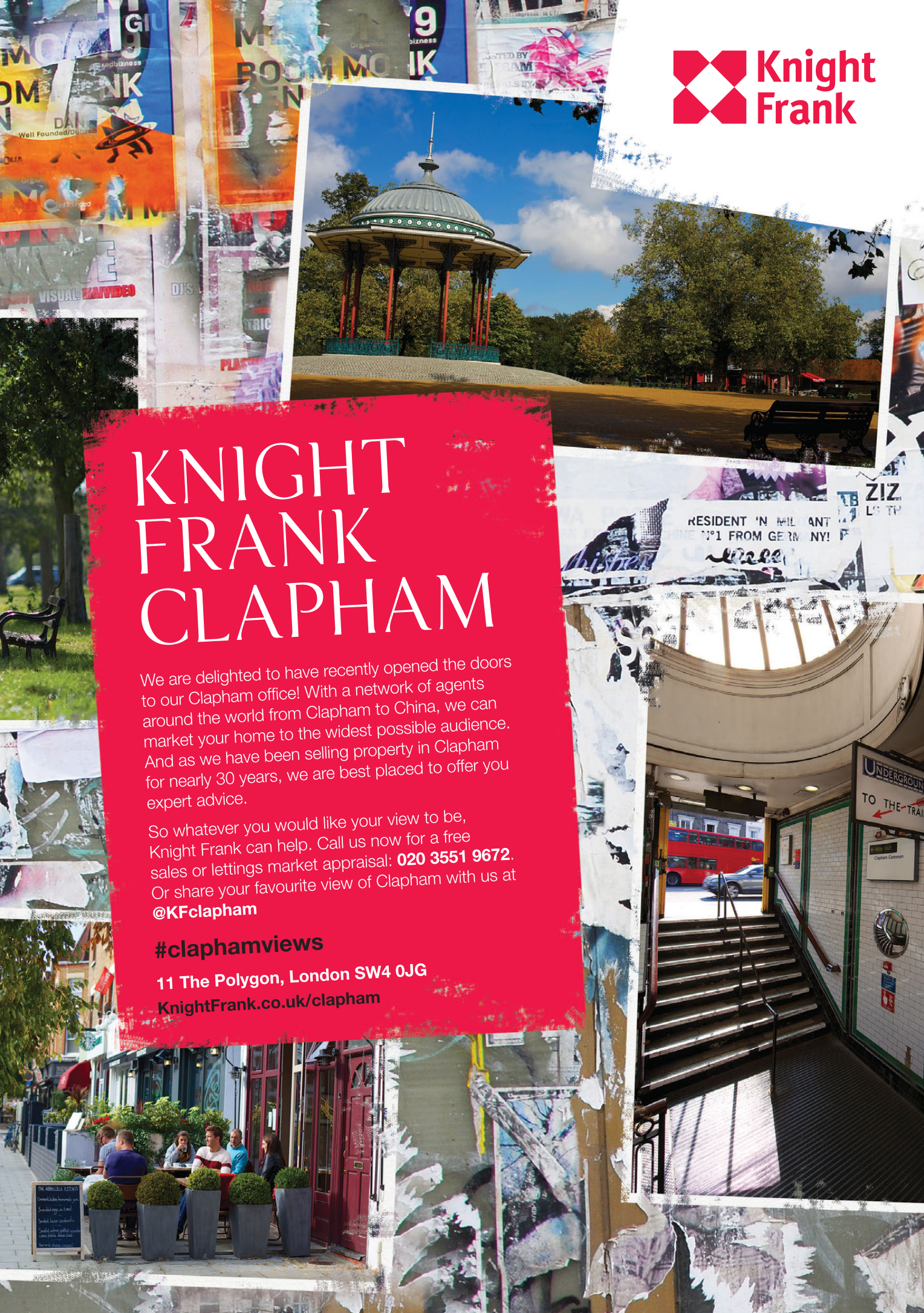
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**T**he one room that can be a real deal breaker or maker when it comes to property purchases is the kitchen – and some that would surely melt the heart of any househunter feature in this month's '5 of the best'. Sticking with the number 5, we ask property professionals where they would invest if they had a spare £500,000, while in the news this month we head to London's Tech City.

*Karen*  
Karen Tait, Property Editor

Editor's pick: With a gym, cinema room, audio-visual control system and garage, this four-bedroom house on Jubilee Place just off Chelsea Green combines the latest in technology with a luxurious decor: £8,000,000 (Savills, 020 7730 0822)





# NEW



## PROPERTY NEWS

*Your update on London's homes & interiors*

### Local style

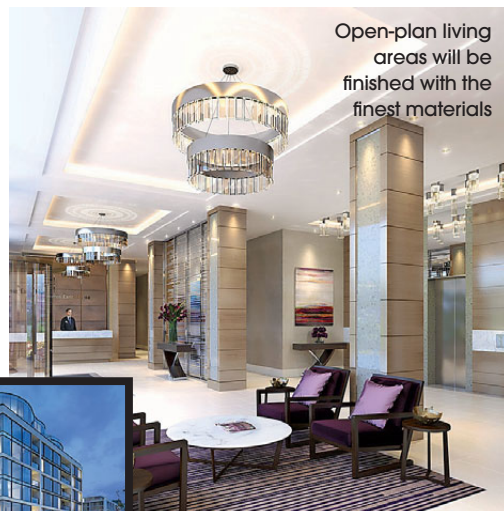
**W**ith architecture inspired by the local area, the Warwick Road Masterplan – a £2bn, 7.5-acre regeneration project in West London – will deliver over 1,000 new homes, landscaped gardens, a park and primary school. When complete, Kensington Row ([kensingtonrow.co.uk](http://kensingtonrow.co.uk)) and the adjacent 375 Kensington High Street will be home to more than 2,300 people.

Thomas Earle House, the first phase of Kensington Row, will comprise 82 one to four-bedroom apartments and penthouses, priced from £1.75m, with completion due in 2016.

Designed to emulate 'a garden in the city', Kensington Row will feature open-plan living areas, with touches such as engineered timber flooring and Swarovski crystal lighting.



*Kensington Row  
has been designed  
as a 'garden in  
the city'*



Open-plan living areas will be finished with the finest materials

Residents will have exclusive use of an on-site cinema, 24-hour concierge and state-of-the-art fitness suite, with pool, spa and gym.

Portland stone, which is characteristic of the area and creates part of some of the capital's most prominent buildings including St Paul's Cathedral and the Houses of Parliament, will feature throughout the development.





250 City Road will offer outstanding views of the city



## LATEST CYCLE

The latest in a cluster of high-rises that have seen City Road being renamed as 'starchitect canyon', 'skyscraper highway' and 'mini-Manhattan', 250 City Road has been designed by the world-renowned architects, Foster and Partners, and will provide a mixture of residential apartments, cafés, restaurants, shops, offices, creative workspaces and a 4\* hotel, with all public areas including the gardens being Wifi enabled.

The Berkeley Homes project will include two landmark towers offering stunning views, along with lower-lying blocks, and will provide some 930 apartments, each with at least one bike parking space, making it the most cycle-friendly large-scale development in the capital – there will also be a dedicated bike lift and workshop. Prices start from £595,000.



## HEIGHT OF FASHION

If you love fashion, what could be better than living in the former home of a fashion icon? For sale at £6.5m (rokstone.com), this three-bedroom duplex was beautifully interior-designed for Daphne Guinness, with extra touches added by the current owners.

Located on King Street, with fabulous views across Covent Garden and the Piazza, the two-bedroom penthouse

combines original detailing with a contemporary décor.

Spanning the entire top floor, the luxurious master suite has unique features such as high beamed ceilings and has an adjoining living room and a black marble bathroom, while the shower has an integrated music system and fibre-optic lighting. There is also a large sunny terrace.

# 70RK

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we find your  
perfect buyer?

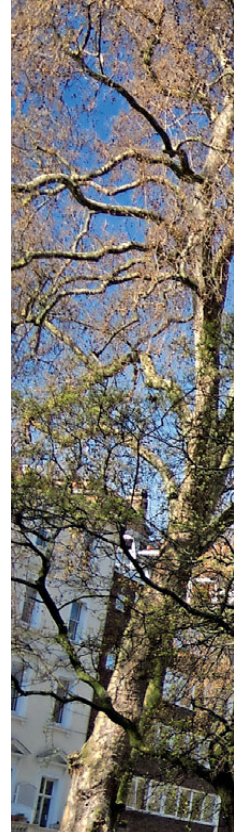
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# PROPERTY HOTSPOTS

*The £500,000 question - we ask London agents where they think it would be best to invest half a million in London in 2015?*

Words KAREN TAIT

**Tim van der Schyff, John D Wood**

‘One option is to follow the ripple effect of people moving further into Zone 3, to areas such as Streatham and Tooting. £500,000 here will buy a much larger property, maybe a top-floor or garden flat with potential to be developed further down the line. These areas won’t give an instant hit in capital growth but are likely to grow in value in the long term.’

**Sam Allport, Mountgrange Heritage**

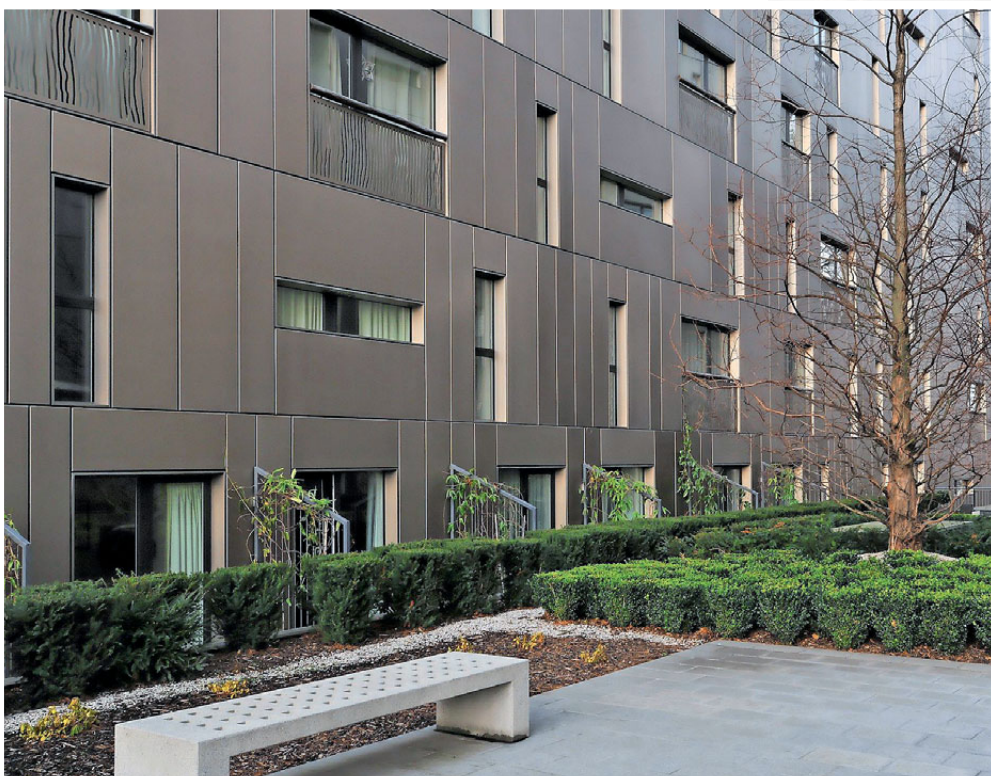
‘You’d be lucky to find anything decent in Notting Hill, but look to the east where W11 turns into W2 and you may find a gem. Bayswater is on the up with

*It is a myth to say that you can’t buy an investment property in central London for up to £500,000*

the redevelopment of Queensway, and there is still scope for appreciation as this area continues to improve. There are some fantastic period properties with the added benefit of being on the doorstep to attractions such as Kensington Gardens, Portobello Road and Westbourne Grove.’

**Cory Askew, Chestertons**

‘One of the most exciting projects is Wood Wharf, E14. Not only is the development estimated to feature 3,600 homes, 25% of these will be affordable homes, which could rise to 40%. 2014 was a strong year with property prices



rising by 20%. We expect prices to continue to grow throughout 2015 as savvy buyers continue to seek value outside of Prime Central London.’

**James Hyman, Cluttons**

‘I would recommend Blackheath, where you can still pick up a two-bedroom conversion flat between £700–900/sqft on a nice road within a 10-minute walk of the station. Blackheath offers the best of city and country life, with excellent schools and amenities, and is easily

accessible from Central London, Canary Wharf and Charing Cross. It has the potential to grow 8% over the next three years, compared to 2% in PCL, enabling buyers to get ahead of the market.’

**Mark Hutton, Douglas & Gordon**

‘It is possible to buy near to Chelsea and Fulham, but if you look further afield at Tooting and Brixton you will find better value for money and capital growth potential. With Tooting you are buying into Wandsworth – a smart borough, so





Priced at £499,950, this contemporary studio flat in Pimlico is located on the first floor of the Bramah Building, with views over landscaped gardens (Hamptons International, 020 8012 2902)

benefits from five underground and one overground station. It is popular with young professionals and the rental market is excellent. We expect growth of almost 23% over the next five years, so it is worth buying a good one-bed flat here for a solid investment that will look after itself and promise a solid return.'

**David Jubb, Savills Greater London Development and Sales**

'Maximise your expenditure by investing in an up and coming area where regeneration promises strong growth in value. Streatham Park provides two-bed flats for under £500,000, surrounded by leisure, culture and open spaces. The area is a spotlight for regeneration and we expect strong growth.'

**Andrew Phillips, Central London Sales, Hamptons International**

'It is a myth to say that you can't buy an investment property in central London for up to £500,000. Look to locations such as North Kensington and Portobello Square, which represent 'value for money' areas. Even more central

Even sought-after central locations such as Pimlico and Westminster can offer properties for half a million pounds and under

locations such as Pimlico and Westminster offer opportunities at a similar price point and you'd also bag a coveted prime central London address.'

**Ash Griffiths at Strutt & Parker Greater London Residential Development**

'We expect to see the most growth over the next few years in Zones 3 to 6, in locations like Barking to the east, Hackbridge to the south, Seven Sisters to the north and Old Oak Common to the west – areas that are currently underdeveloped and overpopulated, with fantastic transport links, and amenities planned for the future. The average-priced flat in Old Oak Common, around £340k, has shown 30% growth since 2007 when Crossrail was announced, while Seven Sisters, at an average of around £440k, has shown 34% growth.'

you'll benefit from the infrastructure. Brixton straddles the fringes of Battersea Nine Elms so is set to piggy-back on the wider regeneration. £500,000 in Brixton is likely to pick up a small two-bed flat and in Tooting something a bit larger, but both are likely to offer the opportunity to extend into the loft or side return. Expect 25-30% price growth in Brixton and Tooting in the next three to five years.'

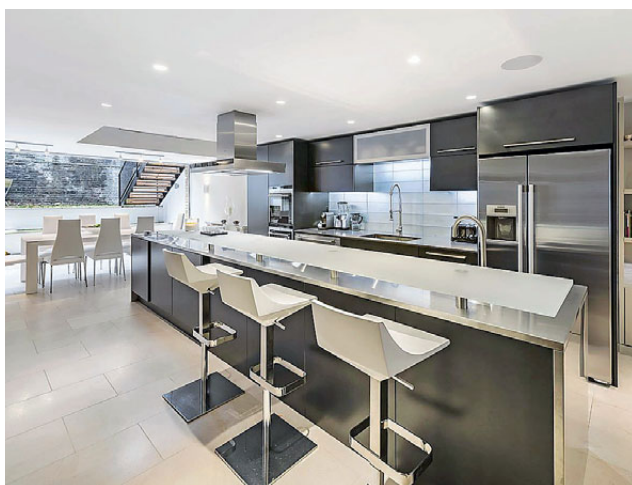
**Dean Moriarty, Savills**

'Brook Green is ideal – equidistant to Hammersmith and Shepherd's Bush, it



# 5 of the best... KITCHENS

*At the heart of the home, these kitchens are both practical and stylish, with top quality fixtures and fittings*



## OPEN-PLAN LIVING

Beaufort Street, SW3, £5,800,000

This five-bedroom family home has been the subject of a meticulous programme of rebuilding and refurbishment. Of particular note is the stunning open-plan kitchen and breakfast room, with integrated Siemens appliances and full-width concertina doors onto the garden.

**Savills, 020 7578 9002**



## APPLIANCE OF SCIENCE

Cheyne Court, SW3, £2,950,000

Interior-designed by April Russell, this two-bedroom apartment with balcony features a kitchen with granite work surfaces, central island and appliances including Smeg range, Blanco Gutmann extractor fan, Fisher and Paykel dishwasher and Liebherr fridge and freezer.

**John D Wood & Co., 020 7352 1484**



## HATS OFF

Chesham Place, SW1, £14,500,000

Once home, workplace and solan to Royal Milliner Simone Mirman, this five-bedroom Belgravia townhouse has been restored to its former glory following a major refurbishment and a new interior design scheme by Sue Fisher of Fisher ID.

**Rokstone, 020 7580 2030**



## CANDY CRUSH

Hans Crescent, SW1X, £13,950,000.

Interior-designed by Candy & Candy, this four-bedroom lateral apartment boasts an entirely bespoke kitchen with a white marble island and breakfast area, Miele appliances and chic sage green units. This elegant home has maintained original features throughout.

**W.A. Ellis, 020 7306 1610**



**Online**

To see more  
properties visit  
[theresident.co.uk](http://theresident.co.uk)

## FINE DINING

Brookville Road, SW6,  
£1,895,000

Close to Parsons Green, this refurbished four-bedroom house has been fully extended, and benefits from excellent entertaining space, including a wonderful kitchen/dining room with doors opening onto a south-facing paved garden.

**Strutt & Parker, 020 7731 7100**



# CHANNEL HOPPING

*If you've always dreamed of a home in France, now might be the best time to buy one*

Words KAREN TAIT

If anyone is in any doubt why now is a good time to look across the Channel for a property purchase, the recent exchange rate activity should seal the deal, as the pound hit a seven-year high against the euro at 1.34. The struggling euro has delivered a gift to all those househunters paying in sterling, providing them with around 10% more property than they could have bought a year ago. And while cash is king in so many situations, with French mortgage rates being at an all-time low,

*The struggling euro has been a welcome gift for British buyers, giving them more for their money*

this method of finance can make a lot of sense.

While property prices have fallen since the credit crunch, experts widely agree that they are stabilising and won't drop much further in 2015 – so don't wait too long to pick up a bargain, whether your dream is of a seaside villa, grand chateau, ski chalet or townhouse.

The French buying system is very strictly regulated and a safe environment in which to purchase a property. Estate agencies must hold a 'carte professionnelle' in order to practice, which shows they have the relevant skills and experience. They tend to be more hands-on with househunters, almost always accompanying them on viewings. They also hand out fewer property details; the address is often a closely guarded secret which can come as a surprise to British buyers.

Gazumping is almost impossible in France. This is because contracts are exchanged at the start of the process – once the price has been agreed, both buyer and seller sign a contract, usually a 'compromis de vente'. The buyer has seven days to pull out of the deal, but after that the sale is binding, which makes the whole process much more secure than in the UK.

**For more information, visit [completefrance.com](http://completefrance.com) and [francepropertyshop.com](http://francepropertyshop.com)**



Samoens in Le Grand Massif during summer





Enjoy sun, sea and sand on the French Riviera



Charming resorts like Megève attract skiers from all around the world



Explore the French capital from a pied-à-terre in Paris

## 5 areas to consider

1

*The Riviera: always a favourite with buyers from around the world, despite the high prices. Choose from a swanky villa by the sea or a renovated farmhouse a little inland. Main towns are Cannes, St-Tropez and Nice.*

2

*Paris: who wouldn't love a pied-à-terre in the French capital. As with all major global cities, property doesn't come cheap here but long-term it will always be a good investment. The most expensive districts or 'arrondissements' are the 6th (€11,220/m<sup>2</sup>), 7th (€10,820/m<sup>2</sup>), 4th (€11,200/m<sup>2</sup>) and 1st (€10,300).*

3

*French Alps: if you love skiing you'll no doubt already be familiar with Alpine ski resorts such as Courcheval, Megève and Val d'Isère. Properties range from luxurious chalets to tiny studios, and while prices are high, rental returns are good, as is capital appreciation.*

4

*Dordogne: perennially loved by the Brits, this rural hotspot offers a laidback way of life, traditional French cooking and charming stone houses. It's not as expensive as you might imagine either, with an average house price of €115,000 - compare that to €430,000 on the Côte d'Azur.*

5

*Brittany: just a hop over the Channel this Celtic charmer offers 3,000km of beautiful and varied coastline with pretty countryside and plenty of lively towns and villages. They say you're never more than an hour from the sea in Brittany so sailors should love it here.*





## Courchevel Village, France

A rare and exceptional off plan development of 38 apartments offering 1 to 4 bedrooms located in the centre of Courchevel 1550. Delivery Q4 2016.

[KnightFrank.com](https://www.knightfrank.com)

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## Méribel, France

**Guide Price €2,950,000**

Newly built chalet set in an enviable location on the Route de la Piâ du Caro. Open plan reception rooms, 6 bedrooms, 6 bathrooms. Guest house, garage.

[KnightFrank.com](https://www.knightfrank.com)

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## Chamonix, France

**Guide Price €1,250,000**

Traditional and attractive chalet set in the highly sought after 'Les Nants' area of Chamonix. Open plan reception room, 4 bedrooms, 3 bathrooms. Large terrace, parking. Renovated in 2009.

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## Megève, France

**Guide Price €1,790,000**

Charming ski chalet located in the Demi-Quartier area of the bustling and chic alpine village of Megève. Reception room, 4 bedrooms, 4 bathrooms. Terrace, parking. Ideally placed for the Princess ski lift.

[KnightFrank.com](https://www.knightfrank.com)

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## Courchevel Moriond, France

**Guide Price €1,575,000**

Prestigious new build apartment ideally set in the heart of Courchevel Moriond with direct access to the slopes. Open plan reception room, 3 bedrooms, 3 bathrooms. The apartment also benefits from a garage and cellar in an annex.

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## Val d'Isère, France

**Guide Price €1,895,000**

A beautiful ski-in apartment in Val d'Isère enjoying fantastic views and is offered fully furnished. Reception room, 4 bedrooms, 4 bathrooms. 2 secure covered parking spaces, two balconies and a large terrace.

[KnightFrank.com](https://www.knightfrank.com)

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## Opio, France

Guide price: €1,990,000

An immaculate villa set in the heart of this discreet yet convenient area of Opio. 3 reception rooms, 4 bedrooms, 4 bathrooms. Mature garden with heated salt water swimming pool, parking and car port.

[KnightFrank.com](https://www.knightfrank.com)

020 7861 5034 mark.harvey@knightfrank.com



## Mougins, France

Guide Price €2,980,000

A beautiful Provencal style house offering charming open view over the village of Mougins. Reception room, 5 bedrooms, 5 bathrooms. Lovely garden with swimming pool, pool house and guest house.

[KnightFrank.com](https://www.knightfrank.com)

020 7861 5034 mark.harvey@knightfrank.com



## La Garde Freinet, France

Guide Price €1,750,000

Contemporary villa set in a lovely countryside location enjoying spectacular views yet within close distance of the village. 2 reception rooms, 4 bedrooms, 4 bathrooms. In all about 6 acres of land with infinity edge swimming pool.

[KnightFrank.com](https://www.knightfrank.com)

020 7861 1139 jack.harris@knightfrank.com



## St Remy de Provence, France

Guide Price €1,980,000

Delightful Provencal Mas set within wonderful gardens and enjoying a fantastic position in close proximity to the centre of St Remy. 2 reception rooms, 6 bedrooms, 4 bathrooms. Caretaker's house, swimming pool and car port.

[KnightFrank.com](https://www.knightfrank.com)

020 7861 1139 jack.harris@knightfrank.com



## Gordes, France

Guide Price €1,690,000

Charming property set in an elevated yet convenient location in the hills of Gordes. 3 reception rooms, 3 bedrooms, 3 bathrooms. Well presented garden with swimming pool, summer kitchen and large garage.

[KnightFrank.com](https://www.knightfrank.com)

020 7861 1727 roddy.aris@knightfrank.com



## Gascony, France

Guide Price €1,280,000

An elegant 18th century domain set in about 37 hectares of landscaped park. 3 reception rooms, 6 bedrooms, 5 bathrooms. Swimming pool, tennis court and staff accommodation.

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NR SARLAT (24). An entire hamlet. 3 cottages to let & owners house. Swimming pool. 20 ha.

€ 995,000



NR BRIVE (19). Superb riverside 7 bed Maison de Maître, large pool, landscaped gardens.

€ 942,750



NR NONTRON (24). Impressive Maison de Maître (1815), two gîtes, swimming pool.

€ 892,500



NR GRAMAT (46). Excellent 17th century mill set in natural riverside parkland of almost 2.5 ha.

€ 840,000



NR BEAULIEU-SUR-DORDOGNE (19). Impressive water mill, ideal as a large family house.

€ 840,000



NR MONTGUYON (17). Magnificent mill and gîte complex (11 bedrooms in total) with a pool.

€ 805,



NR CHABANAIS (16). Historic 10 bedroom chateau & outbuildings. 5 ha of park style gardens.

€ 695,970



MONTBRON (16). A stunning 5 bedroom property, enjoying lovely views. 4 acres.

€ 570,000



NR COLLONGES-LA-ROUGE (19). Farmhouse complex, comprising 2 renovated 2 bed houses

€ 390,350



NR THENON (24). A presbytery (1752) with 4 bedrooms & charming 2 bedroom guest cottage.

€ 305,950



NR NOTH (23). Investment properties are built around a Château hotel, golf course, world class spa.

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## Loire Valley

Located in Allonnes, Pays de la Loire, a beautiful house with a heated swimming pool and a natural spring/pond set in 1.5 hectares of land, providing a successful self catering business with four Gites. There is huge potential to increase the existing income by accommodating a chamber d'hôte of a restaurant. The farmland has a lake and the land runs on to the River Authion which runs parallel to the Loire unit it joins it an Angers. There is also the possibility of acquiring up to a further 10 hectares of land.

€465,000

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# LOCKETT ESTATES

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## Parsons Green Lane, SW6

A fantastic opportunity to purchase a unique purpose built freehold house. The property would make an ideal first home, pied-a-terre, rental investment, would suit someone wishing to downsize and remain in the area, or would be an investment for future development potential. Parsons Green Lane is located in the heart of Parsons Green and moments from the underground station. EPC D  
Two Double Bedrooms, Bathroom, Reception Room, Kitchen, Garden

**£850,000**

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## Courtfield Gardens, South Kensington SW5    £4,750,000 Share of Freehold



**An exceptional penthouse maisonette which offers three double bedrooms and a spectacular roof terrace.**

**2,072 Sq Ft (192.5 sq m) | EPC Rating E**  
Entrance hall | Reception/dining room | Kitchen | Master bedroom with en suite bathroom | Two further bedrooms | Family bathroom | Roof terrace | Lift | Access to communal gardens

**West Chelsea 020 7373 1010**

westchelsea@struttandparker.com

JSA: Winkworth 020 7373 5052





**Hestercombe Avenue, Fulham SW6**

**£3,300,000 Freehold**



**A fabulous and truly exceptional fully extended five bedroom house in this highly desirable location.**

**2,939 Sq Ft (273 sq m) | EPC Rating C**  
 Drawing room | Kitchen/dining room |  
 Family room | Master bedroom with en  
 suite bathroom | Three further bedrooms  
 with en suite bathrooms | One further  
 bedroom with en suite shower room |  
 Utility room | 44 ft Garden

**Fulham 020 7731 7100**  
 fulham@struttandparker.com





## Campden House, Kensington W8

£1,650 per week\* Furnished



**A stunning interior designed first floor flat, finished to the highest standard and situated in a smart Victorian building in Kensington.**

**1,321 sq ft (123 sq m) | EPC rating C**  
Drawing room | Kitchen | Two bedrooms  
| Two bathrooms | Lift | Porter | Access  
to communal gardens

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Paultons Square, Chelsea SW3

£2,650 per week\* Unfurnished



A rare opportunity to rent one of the few remaining west side houses on Paultons Square.

2,123 sq ft (197.23 sq m) | EPC Rating D  
Kitchen | Three bedrooms | Two reception rooms | Three bathrooms | Garden

West Chelsea 020 7373 1010  
[westchelsea.lettings@struttandparker.com](mailto:westchelsea.lettings@struttandparker.com)





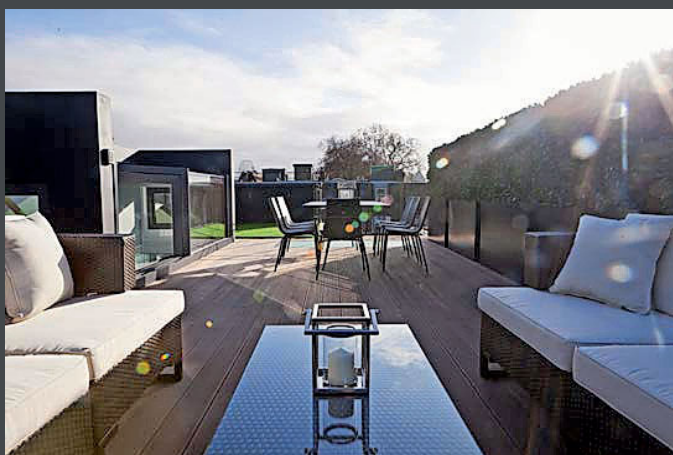


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Lamont Road is one of the hot properties on Simon's list this month



When he's not selling houses, Simon loves cycling around the capital



# GREAT EXPECTATIONS

*Simon Rose of Strutt & Parker on the difficulties of working in a 24/7 environment in the modern property world*



## What has been the most challenging aspect of your month?

Managing people's expectations and constantly meeting the needs of my clients. This is always at the forefront of my mind,

especially as the world is so 24/7 and I am a perfectionist when it comes to service. I don't think I ever truly switch off! On a personal level, I find the late winter and early spring months very difficult to get on my bike and do my pre-work early morning circuit.

## What is your favourite local lunch spot and what do you like to eat?

Sitting down for lunch is a real luxury for me as I tend to grab it on the go but when I do have time to indulge in a sit-down lunch, I love nothing more than a good steak and fries. For that there is no better place than Sophie's on the Fulham Road. Renowned as one of the best steakhouses in town, the food is consistently delicious and it's a great place for a working lunch as you can be as quick or slow as you like.

## How is the market performing at the moment?

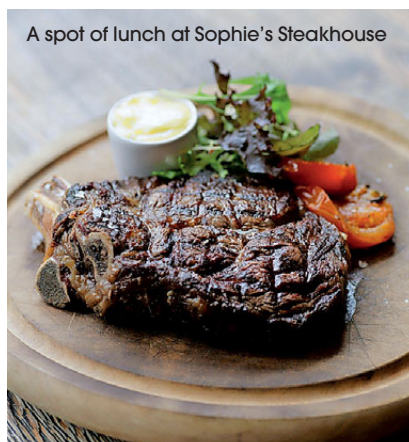
I am lucky to work in an area that never ceases to trade, with a good mix of apartments and house sales. Since opening our West Chelsea office, we have surpassed all our expectations and have a loyal client following, many of whom I have known for decades. I am now onto the next generation, assisting their children and grandchildren with their property needs.

Across the board we are trying to consciously ensure that properties are priced sensitively in this ever-changing

economic climate so as to do the best for our clients. When you've been in estate agency for many years, ridden the waves of economic uncertainty, experienced the bull and bear markets, the elections and government surprises, you just need to keep steady and maintain focus. There are always sales to broker.

## What are you most look forward to next month?

A holiday! I am really looking forward to the Easter break and spending quality time with my children. We try to go somewhere warm after the long winter months, such as Egypt or other parts or the UAE. It's the perfect time to go away as most of our clients and buyers are also away, so it has the least impact on the business. In fact, as my wife and I are both in the property industry, we always bump into a client or two whether at the airport, on the plane or on the beach – I kid you not, it happens every year!



Simon Rose is a partner and Head of Strutt & Parker's West Chelsea office.  
020 7373 1010; [struttandparker.com](http://struttandparker.com)





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\* Prices correct at time of going to print. Image may include optional upgrades or extras available at additional cost.

  
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HOMES

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# OUR WORLD

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*We hear from the team at prime central London estate agency Druce about why working in Kensington and Chelsea is such a joy*

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**SIMON ARMITAGE**  
**SALES MANAGER**

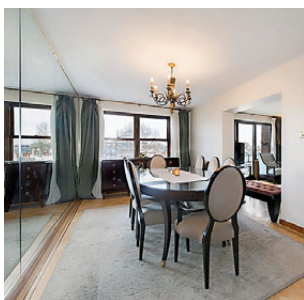
I have worked in the Royal Borough of Kensington and Chelsea for over 20 years and, during this time, I have ridden the highs and lows of the London property market.

We cover some of the most exclusive property in London. The area is home to large numbers of French expatriates, and other European, American and Middle-Eastern buyers. Investors from the Far East are attracted to Queen's Gate and the surrounding roads for their children who enrol at Imperial College London.

To the west of our office, the houses south of Kensington High Street are some of the most beautiful in the area and they are highly sought after.

I share my colleague Sophie's passion for food and I can often be found in Brutti & Boni next door to our office enjoying an espresso and a cake!

020 7581 3771; [sa@druce.com](mailto:sa@druce.com)



**Kingston House South SW7**  
**£3,950,000**

A two-bedroom apartment on the seventh floor of this prestigious modern building in Knightsbridge



**JAMES PEARCE**  
**LETTINGS MANAGER**

I have been dedicated to the lettings market within Kensington and Chelsea for the last 15 years; having lived or worked here my whole life, I can understand the attraction to the area.

Growing up as a boy, I remember visiting the children's furniture store Dragons of Walton Street as a special treat and this is now a favourite with my own children.

I can totally understand the area's appeal for young professionals and families having benefitted from these throughout my life: great food, shopping, cinemas, parks and fabulous schools, not to mention our transport links both in and out of the city.

Having been a tenant for many years, and now a property owner and landlord, I can take a very sympathetic view to both clients and all applicants.

020 7581 3772; [jp@druce.com](mailto:jp@druce.com)



**Gledhow Gardens SW5**  
**£1,750,000**

A one-bedroom apartment on the first floor of this prominent detached period building



**KALEIGH NEVIN**  
**PROPERTY MANAGER**

Having a passion for property, I find my job very rewarding as I get to work with a concentration of prestigious historic properties, built upon the cultural enlightenment of the Great Exhibition. It was this investment in the area that has left us with a legacy of high-class residential dwellings, which Druce Property Management and Estates Services is proud to play a part of in its on-going custodianship.

There is no doubt that it is a challenging job and it would not be possible without the support of the management team, Druce financial and legal services, plus our surveying practices specifically tailored towards the conservation of historic properties.

The diverse range of clientele and the high expectations associated with the management of such a prestigious portfolio provides me with fantastic personal career development opportunities.

020 7036 2333; [kn@druce.com](mailto:kn@druce.com)



**Gloucester Road SW7**  
**£675 per week**

A modern one-bedroom, third-floor flat, with lift, located near to shops and transport facilities



**SOPHIE ROBSON**  
**SALES AND LETTINGS**  
**ADMINISTRATOR**

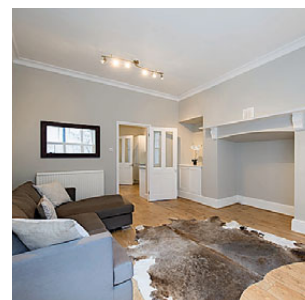
After successfully completing my three year degree at university, I was given the opportunity to work within the property market. I thoroughly enjoy each day as it undeniably gets more and more interesting with the current unpredictable market.

The new challenges it presents, and the knowledge I am gaining in both sales and lettings, is made much easier with the wealth of experience within the office. I hope to be here for many years to come.

As a foodie, I love working in South Kensington because it boasts some of the city's best restaurants and artisan food shops, and spoils me with my choice of lunch break.

This also directly impacts upon the trends we see in the office; the weekly farmer's market on Bute Street is certainly a draw for buyers and tenants alike looking for properties in this area.

020 7581 3771; [sr@druce.com](mailto:sr@druce.com)



**Queens Gate Gardens SW7**  
**£595 per week**

A modern two-bedroom flat that benefits from a private garden and access to a communal garden



# DRUCE

PRIME LONDON RESIDENTIAL PROPERTY



## GLEDHOW GARDENS SW5

PRICES £1,250,000 & £1,750,000

A rare opportunity to purchase two first floor one bedroom apartments in this prominent detached period building with glorious views over communal gardens.

Share of Freehold.



## CRANLEY GARDENS SW7

£1,700,000

A stylish and light two bedroom third floor (lift) apartment with views over the garden square and a west facing roof terrace.

Share of Freehold.



Druce have had a great start to the year with our lettings team having agreed a number of tenancies in our immediate area. As your local agent we would love the opportunity to represent you should you be looking for a tenant. As part of the Gloucester village we feel we are located in the heart of SW7, and look forward to meeting you.



10 GLOUCESTER ROAD, LONDON SW7 4RB

SALES 0207 581 3771 • [sw7sales@druce.com](mailto:sw7sales@druce.com) | LETTINGS 0207 581 3771 • [sw7lettings@druce.com](mailto:sw7lettings@druce.com)





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Tel: 020 7730 9253 Fax: 020 7730 8212

Email: [reception@bestgapp.co.uk](mailto:reception@bestgapp.co.uk)

[www.bestgapp.co.uk](http://www.bestgapp.co.uk)



## EATON SQUARE, SW1

An elegant and well presented ground floor flat with a special westerly aspect over the private gardens to the rear.

Located at the west end of this world renowned Square the property is situated within a short walk of Sloane Square and Elizabeth Street.

Leasehold 31 Years

£1,750,000

- \* Reception Room
- \* Kitchen
- \* 2 Bedrooms
- \* Shower Room
- \* Garden Views
- \* Porter







## VINCENT SQUARE SW1

A charming Victorian house in a prime corner position on a sought-after square in central London. This house offers excellent accommodation over the lower ground, raised ground and two upper floors, plus the benefit of a garage and off-street parking.

4/5 bedrooms • Good sized reception rooms with views over the square • Balcony  
Potential for reconfiguration • Central location with good transport links • EPC: F

2,667 sq ft / 247 sq m • £3,800,000 • Freehold

Contact Susannah Odgers so@hathaways.co.uk



## QUEEN ANNE'S GATE SW1

Two adjoining duplex apartments available in a classically fronted apartment block, in a sought-after location adjacent to St James's Park. The apartments have an impressive sense of volume, with high ceilings and large south and east facing windows. EPC: C.

Flat 1: 2,532 sq ft / 235 sq m • £3,950,000 • Share of Freehold

Flat 2: 1,996 sq ft / 185 sq m • £2,900,000 • Share of Freehold

Contact Kirsty Sugden ks@hathaways.co.uk

JSA: Savills Westminster



## LORD NORTH STREET SW1

A well arranged double fronted townhouse, with original period features and a large established rear walled garden. With six bedrooms and four dual-aspect reception rooms, this is a beautiful family home with good entertaining space. Grade II\* Listed.

3,587 sq ft / 333 sq m • £5,900,000 • Freehold

Contact Kirsty Sugden ks@hathaways.co.uk



Barrie Warrener  
Director  
bw@hathaways.co.uk



Kirsty Sugden  
Director Period House Sales  
ks@hathaways.co.uk



Susannah Odgers MRICS  
Director Period House Sales  
so@hathaways.co.uk



# OLD QUEEN ST.

ST JAMES'S PARK. LONDON SW1



XXVI  
OLD QUEEN ST.  
LONDON

## A magnificently restored and meticulously refurbished Grade II listed Georgian house overlooking St James's Park

This elegant and imposing home is situated on one of London's premier streets, with views over St James's Park from all the principal rooms.

With an emphasis on bespoke luxury the property has spacious entertaining rooms, good ceiling heights throughout, a passenger lift serving all floors and an unique duplex master suite, with his and hers bathrooms.

### THE ACCOMMODATION CONSISTS OF:

4 reception rooms; open plan kitchen; dining and family room; wine room; duplex master suite with study; 4/5 further bedroom suites; games/media room with butlers kitchen and en suite shower room; service kitchen and laundry room; terraces and a passenger lift to all floors. The landscaped garden provides direct access to Birdcage Walk and then onto St James's Park. Approximately 692 sqm (7,454 sqft).



**Knight Frank**  
Belgravia  
020 7881 7722  
[KnightFrank.co.uk](https://www.knightfrank.co.uk)

**HATHAWAYS**  
PERIOD HOUSES  
020 7222 3133  
[property@hathaways.co.uk](mailto:property@hathaways.co.uk)  
[www.hathaways.co.uk](https://www.hathaways.co.uk)  
12 Greycoat Place, Westminster, London SW1P 1SB

FREEHOLD PRICE: ON APPLICATION

Contact Joint Sole Agents:

Susannah Odgers: [so@hathaways.co.uk](mailto:so@hathaways.co.uk)

Stuart Bailey: [stuart.bailey@knightfrank.com](mailto:stuart.bailey@knightfrank.com)

OnTheMarket.com





## Oyster Wharf Battersea SW11

GUIDE PRICE £1,850,000

A stunning penthouse apartment with three generous bedrooms and a balcony surrounding the reception room. Approximately 1,615 sq ft

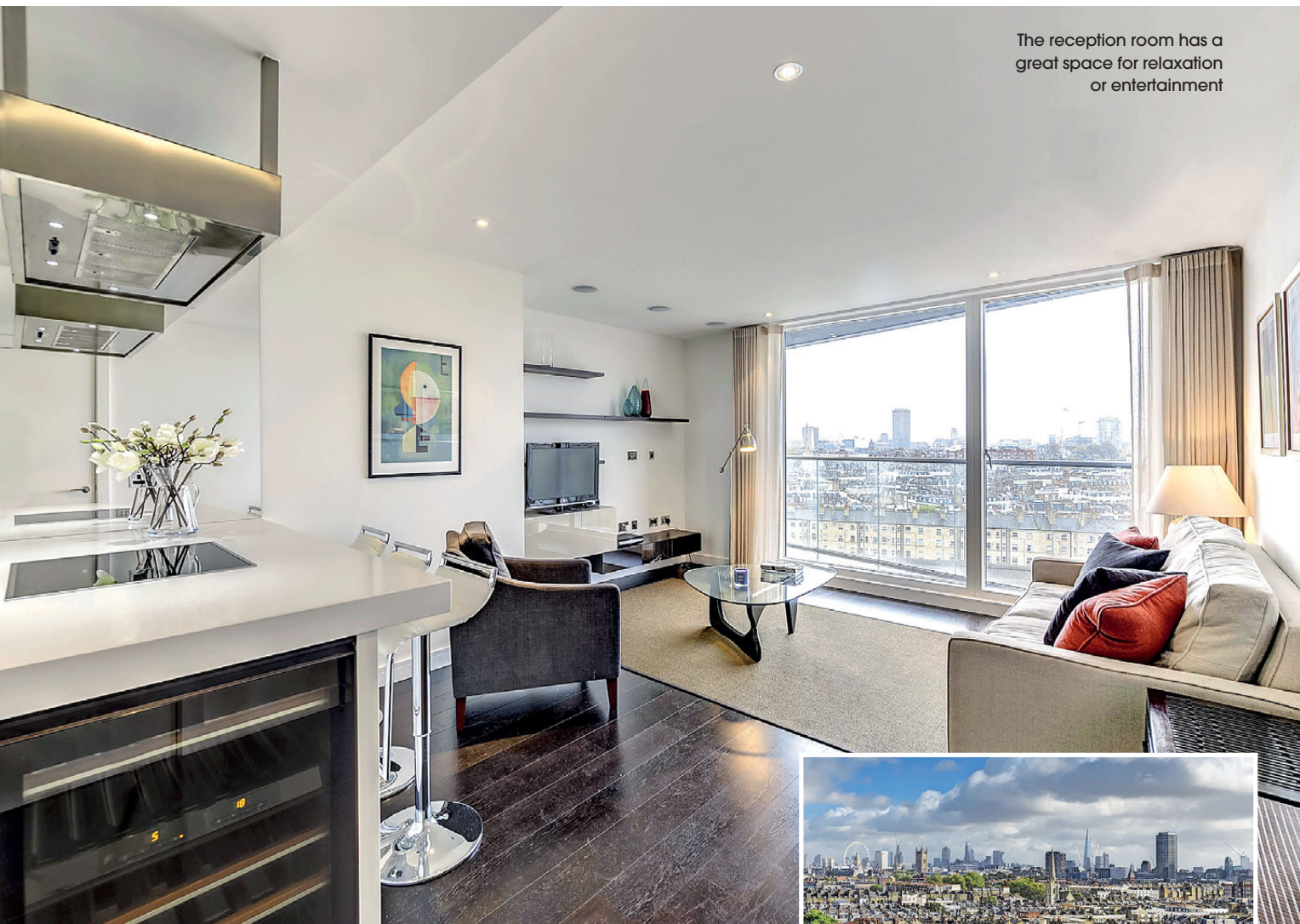


Knight Frank Riverside  
020 3597 7670  
[knightfrank.co.uk/riverside](http://knightfrank.co.uk/riverside)



# MY DREAM HOME

*Grosvenor Waterside combines an enviable price tag with spectacular views of London's expanding skyline*



The reception room has a great space for relaxation or entertainment



## CARO POINT SW1W



**Richard Ashcroft, Negotiator at Knight Frank Riverside**

### Why it's a great buy

We're lucky enough to deal with a lot of properties that have amazing views of the London skyline, however, it isn't often you see an apartment with views such as these for under £1.5 million.

### The wow factor

You can see many major London landmarks from your sofa. Twinned with being a very bright

flat, the view you're greeted by when you walk in really impresses. Grosvenor Waterside is also a fantastic development, with a great location that is safe and contemporary.

### Who it would suit

Someone who wants an impressive lock-up-and-leave flat in London to visit occasionally, or a professional couple wanting to own a property that shows the fruits of their labour.

### My favourite room

It has to be the reception room for obvious

reasons, however, the view from the horizontal window in the second bedroom at night is stunning.

### Why you should buy it

Grosvenor Waterside is one of our most popular developments, being close to Sloane Square and Battersea Park. The new Chelsea Barracks development will also have a very positive effect on future capital appreciation.

**Guide price £1,450,000. Knight Frank Riverside, 020 3597 7670; [riverside@knightfrank.com](mailto:riverside@knightfrank.com)**





## Cresswell Place, Chelsea SW10

### A wonderful three bedroom double fronted house

A superb spacious house situated on a cobbled mews just off The Boltons. The house offers a hard to find combination of low built lateral space and parking. 3 bedrooms, 2 bathrooms, reception room, dining room, kitchen, flat roof area and garage. EPC rating F. Approximately 200 sq m (2,163 sq ft)

Freehold

Guide price: £3,950,000

(CHL140213)

[KnightFrank.co.uk/chelsea](https://www.knightfrank.co.uk/chelsea)  
chelsea@knightfrank.com  
**020 3641 5901**





## Sloane Square, Knightsbridge SW1

Newly refurbished three bedroom lateral apartment

This especially rare property benefits from west facing views over Sloane Square. Master bedroom with en suite bathroom and dressing room, 2 further bedrooms with en suite shower rooms, reception room, kitchen, dining area, cloakroom, 2 terraces, porter, lift. EPC rating C. Approximately 176 sq m (1,898 sq ft)

Leasehold: approximately 112 years remaining

Guide price: £7,975,000

(BGV150022)

[KnightFrank.co.uk/belgravia](https://www.KnightFrank.co.uk/belgravia)  
[belgravia@knightfrank.com](mailto:belgravia@knightfrank.com)  
**020 3641 5907**

[rokstone.com](https://www.rokstone.com)  
[info@rokstone.com](mailto:info@rokstone.com)  
**020 7580 2030**

[48sloanesquare.com](https://www.48sloanesquare.com)







## Onslow Square, Knightsbridge SW7

Immaculate apartment with private street entrance

A superb three/four bedroom apartment occupying the raised ground and first floor. Master bedroom with dressing room, en suite bathroom and terrace, 2 further bedrooms, shower room, drawing room, kitchen dining room, study/bedroom 4, balcony, communal gardens access. EPC rating E. Approximately 174 sq m (1,878 sq ft)

Leasehold: approximately 86 years remaining

Guide price: £4,500,000

[KnightFrank.co.uk/knightsbridge](https://www.knightfrank.co.uk/knightsbridge)  
knightsbridge@knightfrank.com  
**020 3641 5928**





## South Terrace, Knightsbridge SW7

### White stucco fronted period family house

An extremely impressive and beautifully presented Grade II listed house. Master bedroom with dressing room and en suite bathroom, 5 further bedrooms, 3 bath/shower rooms, first floor drawing room, reception room, kitchen, utility room, south facing rear garden, storage vaults. Approximately 260.22 sq m (2,801 sq ft)

Freehold

Guide price: £6,500,000

(SLA150009)

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[knightsbridge@knightfrank.com](mailto:knightsbridge@knightfrank.com)  
**020 3641 5928**



## Bishops Road, Fulham SW6

Newly extended and  
developed family home

A four bedroom Victorian terrace house which is presented in immaculate condition and located minutes from Fulham Broadway. Master bedroom suite, bedroom 2 with en suite shower room, 2 further bedrooms, shower room, double reception room, kitchen/dining room, guest WC, garden. EPC rating C. Approximately 145.5 sq m (1,566 sq ft)

Freehold

Guide price: £1,695,000

[KnightFrank.co.uk/fulham](https://www.knightfrank.co.uk/fulham)  
[fulham@knightfrank.com](mailto:fulham@knightfrank.com)  
**020 7751 2400**

(FLH150025)



## Rivermead Court, Fulham SW6

Four bedroom apartment  
with river views

Benefiting from lovely views of the River Thames from the principle rooms this purpose-built second floor flat offers opportunities to renovate and tailor make to personal requirements. Four bedrooms, bathroom, shower room, three reception rooms, kitchen, communal gardens, porter, parking. EPC rating D. Approximately 156.1 sq m (1,680 sq ft)

Share of Freehold

Guide price: £1,950,000

[KnightFrank.co.uk/fulham](https://www.knightfrank.co.uk/fulham)  
[fulham@knightfrank.com](mailto:fulham@knightfrank.com)  
**020 7751 2400**

(FLH150027)







## Wandsworth Bridge Road, Fulham SW6

Stunning family home

A beautifully renovated four bedroom family house with stunning living space and an exceptional finish throughout. Master bedroom with en suite bathroom, bedroom 2 with en suite bathroom, bedroom 3 with en suite shower room, further bedroom, shower room, double reception room, kitchen with dining and sitting area, cellar, garden. EPC rating D. Approximately 236.9 sq m (2,550 sq ft)

Freehold

Guide price: £2,250,000

[KnightFrank.co.uk/fulham](https://www.knightfrank.co.uk/fulham)  
fulham@knightfrank.com  
**020 7751 2400**

(FLH150035)



## Settrington Road, Fulham SW6

Beatiful views of South  
Park

A wonderfully refurbished house positioned in arguably the best part of a popular road, which backs onto South Park. Master bedroom suite with a roof terrace, bedroom 2 with en suite bathroom, bedroom 3 with balcony, fourth bedroom/family room, family bathroom, reception room, kitchen/dining room, utility room, guest shower room, garden, roof terrace, balcony. EPC rating C. Approximately 209 sq m (2,250 sq ft)

Freehold

Guide price: £2,650,000

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fulham@knightfrank.com  
**020 7751 2400**

(FLH140338)



# SELLING PROPERTY SUCCESSFULLY



**BROOMHOUSE ROAD, PARSONS GREEN SW6** £3,500,000 freehold

3,000 sq ft (approx.) | six bedrooms | five bathrooms | reception | kitchen dining room | TV room | large garden | separate annexe with shower room



**Not just any estate agent...**  
proudly pet friendly



**MOUNTGRANGE**HERITAGE 





## **Elvaston Place, SW7** £1,400 per week Fees Apply

Truly stylish architecturally designed and interior decorated fourth floor flat with lift boasting all day natural light. The flat is moments from Kensington Gardens and the garage is a big bonus. EPC=C. Reception room, eat-in kitchen, two bedrooms, two bathrooms, garage and lift. Furnished.

**020 7221 2277** [neha@mountgrangeheritage.co.uk](mailto:neha@mountgrangeheritage.co.uk)



## **Wynnstay Gardens, W8** £2,500 per week Fees Apply

Wonderful newly refurbished flat with superb entertaining space in this well run portered mansion block. EPC=E. Two reception rooms, eat-in kitchen, four bedrooms, three bathrooms, lift and porter. Unfurnished.

**020 7221 2277** [abigail@mountgrangeheritage.co.uk](mailto:abigail@mountgrangeheritage.co.uk)



## **Earls Court Square, SW5** £595 per week Fees Apply

A spectacular newly refurbished flat on the second floor of this well-managed conversion overlooking communal gardens. EPC=C. Reception room, kitchen, bedroom, bathroom and lift. Furnished. **Sole Agents**

**020 7221 2277** [petra@mountgrangeheritage.co.uk](mailto:petra@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)





## **South Edwardes Square, W8** £2,500 per week Fees Apply

Delightful house with south facing garden on this pretty garden square in the heart of Kensington. The property is beautifully presented and offers excellent family accommodation. EPC=E. Two reception rooms, kitchen dining room, four bedrooms, three bathrooms, garden and communal gardens. Unfurnished. **Sole Agents**

**020 7221 2277** [abigail@mountgrangeheritage.co.uk](mailto:abigail@mountgrangeheritage.co.uk)



## **Campden Street, W8** £1,500 per week Fees Apply

Gorgeous house nestled on this quiet street between Notting Hill Gate and Kensington High Street. EPC=D. Reception room, kitchen, three bedrooms, two bathrooms and garden. Unfurnished. **Sole Agents**

**020 7221 2277** [neha@mountgrangeheritage.co.uk](mailto:neha@mountgrangeheritage.co.uk)



## **Fulham Road, SW10** £360 per week Fees Apply

Delightful flat in this lovely development on the Fulham Road which is presented in excellent order throughout. EPC=C. Reception room, kitchen, bedroom and bathroom. Furnished. **Sole Agents**

**020 7221 2277** [petra@mountgrangeheritage.co.uk](mailto:petra@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)





## **Coleherne Court, Redcliffe Gardens, SW5** £1,999,950 Share of Freehold

This remarkably elegant and contemporary apartment is located on the ground floor in this 24 hour portered mansion block. The property benefits from nearly 40 ft (approx) of living/entertaining space and stylish finishes and features throughout including floor to ceiling Venetian walnut doors, beautiful copper splashback and Indian stone worktops in the kitchen and Lutron Lighting. EPC=C. Reception room, dining area, open plan kitchen, two bedrooms, two bathrooms, cloakroom and communal gardens. **Joint Sole Agents**

**020 7937 9976** [georgina@mountgrangeheritage.co.uk](mailto:georgina@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)





## **Sheffield Terrace, W8** £1,300,000 Leasehold

A wonderful top floor apartment with direct access to a large undemised roof. The property being at the top of Campden Hill enjoys excellent natural light and far reaching views across London. It provides two bedrooms, reception room with open-plan kitchen, family bathroom, a shared storage room on the half landing and access to one of the most attractive communal gardens in Kensington. Sheffield Terrace is an elegant and quiet street in the heart of Kensington, within the catchment area for Fox Primary School and just a few minutes from Kensington High Street, Notting Hill Gate, Kensington Gardens and Holland Park, EPC=E. Reception, open plan kitchen, two bedrooms, bathroom, terrace and communal gardens. **Sole Agents**

**020 7221 2277** [sam@mountgrangeheritage.co.uk](mailto:sam@mountgrangeheritage.co.uk)

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)



# jackson-stops.co.uk



## Queens Gate Mews, SW7

A completely refurbished house offering 2790 sq ft, in a sought after quiet mews location. Reception room, kitchen/dining area, 5 double bedrooms, 5 bathrooms, cloakroom, paved garden, internal garage.

EPC rating C

£5,300,000 Freehold

Fast Find: TR56403

**People Property Places**

Offices in London and across the country

Chelsea  
020 7581 5881

chelsea@jackson-stops.co.uk







Jackson-Stops  
& Staff



## Belgrave Road, SW1V

A garden floor apartment in the region of 1070 sq ft with private patio, benefiting from a share in the freehold. Reception Room, kitchen, en suite master bedroom, second bedroom/dining room, utility room.

EPC rating D

£1,150,000 Share of Freehold **Fast Find: TR59501**

**People Property Places**

Offices in London and across the country

Pimlico  
020 7828 4050

[pimlico@jackson-stops.co.uk](mailto:pimlico@jackson-stops.co.uk)







# jackson-stops.co.uk

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## Collingham Gardens, SW5

A Grade II listed detached family house benefitting from reception areas with wood flooring, staff accommodation and feature fireplaces. Five bedrooms, four bathrooms, drawing room, dining room, cinema room, kitchen. EPC rating E  
£4,800 per week (fees apply)

Chelsea 020 7581 8431

Fast Find: TR59800



## Bourne Street, SW1W

A top floor apartment with south facing views over Pimlico Green, located 0.2 miles from Sloane Square station. Reception room, kitchen, two double bedrooms, bathroom; balcony. Furnished. Available mid-March. EPC rating D

£690 per week (fees apply)

Pimlico 020 7828 4050

Fast Find: TR59717

## People **Property** Places

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### REDCLIFFE SQUARE, SW10

An impressive apartment with plenty of natural light and has been refurbished to an extremely high standard and boasts south west facing views over Redcliffe Square. EPC Rating: E.

**£1,100**  
per week\*  
**Unfurnished**



### DRAYTON COURT, SW10

A spacious flat situated on the lower ground floor of a well kept Victorian mansion block in a very popular area with plenty of shops and good restaurants close by. EPC Rating: D.

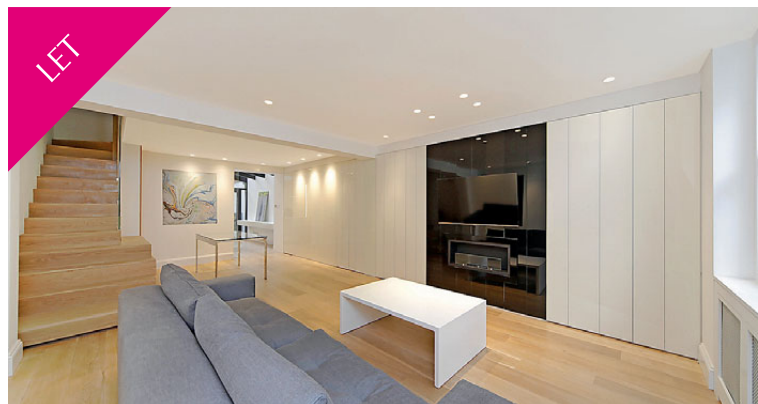
**£950**  
per week\*  
**Unfurnished**



### BILLING STREET, SW10

An absolutely stunning house situated within a popular private/gated road with off street parking and close to many excellent shops and restaurants. EPC Rating: C.

**£850**  
per week\*  
**Unfurnished**



### IFIELD ROAD, SW10

A newly refurbished and extremely well presented two bedroom garden apartment arranged over the raised ground and lower ground floors of a period conversion building. EPC Rating: D.

**£830**  
per week\*  
**Furnished**



### WESTGATE TERRACE, SW10

A spacious and light raised ground floor flat situated in a quiet street convenient for either Earls Court or Gloucester Road tube stations. EPC Rating: C.

**£650**  
per week\*  
**Unfurnished**



### SYDNEY STREET, SW3

A charming and beautifully presented one bedroom flat situated moments from South Kensington underground station and the famous Kings Road. EPC Rating: D.

**£475**  
per week\*  
**Furnished**



Lettings 020 7751 5100

FARRAR



### CADOGAN SQUARE, SW1

A truly amazing and wonderfully presented first floor apartment on a prestigious garden square conveniently situated near Sloane Square and Knightsbridge. EPC Rating: E.

**£3,750**  
per week\*  
**Furnished**



### TADEMA ROAD, SW10

Built with innovative design, this spectacular upper maisonette offers three bedrooms, two bathrooms, a stunning reception with open-plan kitchen and a beautiful roof terrace. EPC Rating: B.

**£1,395**  
per week\*  
**Unfurnished**



### BILLING ROAD, SW10

A superb four bedroom house situated in a private location tucked away off the Fulham Road with the benefit of two parking spaces. EPC Rating: F.

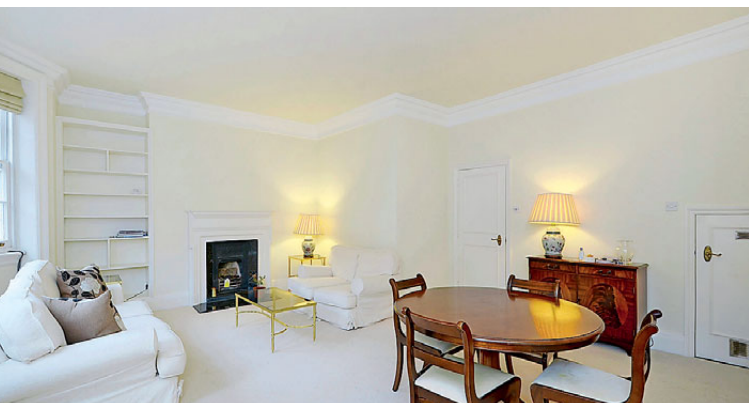
**£1,250**  
per week\*  
**Unfurnished**



### EGERTON GARDENS, SW3

A stunning two bedroom apartment situated on the third floor of a well maintained period building, with all the principle rooms overlooking the manicured communal gardens. EPC Rating: B.

**£925**  
per week\*  
**Unfurnished**



### DRAYCOTT PLACE, SW3

A well presented, two bedroom apartment which is bright and airy throughout located on this popular residential road close to the many amenities of Sloane Square. EPC Rating: D.

**£630**  
per week\*  
**Furnished**



### DRAYTON GARDENS, SW10

A stunning and well presented one bedroom apartment on the third floor (with lift) of this well maintained mansion building with a caretaker. EPC Rating: D.

**£595**  
per week\*  
**Furnished**

\* Tenants are advised when renting a property the advertised rent does not include council tax, water or utility charges. The administration fees are £175 (inc. VAT) and referencing charges of £40 per Tenant/Guarantor. The Inventory check in cost will vary but should not exceed £150 and a 6-8 week deposit is required.



[www.farrar.co.uk](http://www.farrar.co.uk)





### ESTEPONA (BENAHAVIS)

€15,000,000 REF: WW158

An imposing classical mansion of Moorish/Spanish architecture with high ceilings, stone arches and antique fountains built around a grand central courtyard. This outstanding property boasts 7 bedroom suites, a separate staff apartment and an artificial carp lake. This exceptional private estate is truly unique and offers complete seclusion while being only 15 minutes from Puerto Banus (Marbella) and only 3km from the coast. In addition to the extensive accommodation, there is space for a helipad included within the estate subject to permission. The outstanding features are innumerable but the magnificent sea views enjoyed from almost all rooms are particularly notable.



### SOTOGRADE

€4,250,000 REF: WW206

This quintessential family villa offers an incredible opportunity to invest in a stunning home that has the most beautiful panoramic views in Sotogrande. Located only 5 minutes from Sotogrande International School in an exclusive gated community with 24 hour security. This villa has a total of 6 bedrooms suites (one within a separate apartment) and an entertainment floor with cinema room, dance floor, bar and games room. This light and spacious villa has been designed so that the rooms in the main house all have a southerly aspect over the garden and the impressive views. This unique home meets all the requirements for a fabulous family home and for entertaining.

**SPAIN | +34 952 880 941**

info@winkworth.es

**UK | 0208 299 2722**







### SOTOGRADE

€3,280,000 REF: WW156

A magnificent luxury villa located in Sotogrande close to the Almenara Hotel and La Reserva Golf Course with 6 bedrooms and 5 bathrooms and wonderful views towards Valderrama Golf Course and the Mediterranean Sea. This luxury villa has been built to the highest specification and only the finest quality materials have been used. The villa has a large external pool with overflow feature set within the landscaped gardens and an internal spa with gymnasium, sauna and Jacuzzi. Conveniently located within walking distance to Sotogrande International School this wonderful villa represents idyllic family living in a prestigious and highly sought after location.

## LUXURY LIVING IN THE SUN

Luxurious living in exclusive surroundings with the benefit of virtually year-round sun can be found just a couple of hours away by plane from the UK in the desirable location of the Spanish Costa del Sol. This Andalusian coastal area has become the perfect destination for discerning property buyers who want to relocate or purchase a second home. Rivalling high profile areas around the world, the Costa del Sol is attracting affluent clients searching for high end facilities for work and leisure purposes. It is easy to understand why, especially with its remarkable landscapes, incredible Mediterranean vistas, renowned private schools, celebrated gastronomy in top

restaurants and designer boutiques including Chanel, Louis Vuitton, Hermes and Dior.

If privacy is of prime importance there are several secluded, gated and secure prestigious urbanisations set inland from the coast in areas of extraordinary natural beauty. La Zagaleta is one of the finest residential and golfing communities in the whole of Europe, with some of the most sumptuous, spacious and truly magnificent villas in the world. The stunning Sierra Blanca estate and the Marbella Club Golf Resort would suit discerning buyers searching for a property within close reach of leisure facilities at the upmarket

and vibrant resorts of Puerto Banus and Marbella town. The year round outdoor lifestyle lends itself to sport, with over 70 golf courses in Andalucía including championship clubs such as Real Valderrama and Finca Cortesin. Sotogrande is an elite urbanisation situated just 20 minutes from Gibraltar by road. At the heart of this beautiful gated estate is the attractive marina complex of Puerto de Sotogrande. During the polo season spectators flock to the nearby Santa María Polo Club to watch some of the world's best players compete. The Costa del Sol truly offers an exclusive lifestyle in an exceptional place with an unrivalled quality of life.

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Photography of show apartment



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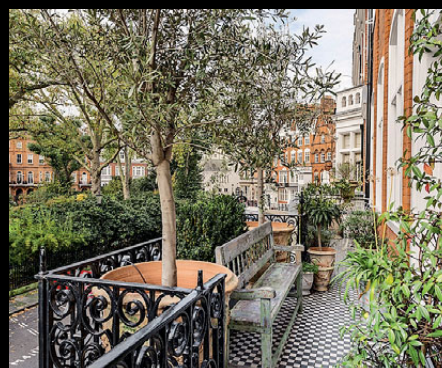
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*"The ultimate period Knightsbridge apartment"*

## Lennox Gardens, SW1

A truly unique opportunity to acquire over 4,400 sq ft (407 sq m) of lateral living space on the 1st floor on this highly desirable Knightsbridge garden square. With high ceilings and westerly green views, the apartment has been meticulously modernised while retaining many of its original features and benefits from a porter, direct lift access and a separate two bedroom staff apartment, taking the total floor area to 5,281 sq ft (489 m sq) approximately.

Royal Borough of Kensington & Chelsea

**Share of Freehold**

**Price on application**

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### Egerton Crescent, SW3

An elegant Grade II listed, white stucco fronted house situated in a most sought after and prestigious Knightsbridge Crescent. Comprising of 3,907 sq ft (361 sq m) of living space and a private south facing garden, this rarely available property has an abundance of period charm and a highly desirable outlook to the front over the crescent gardens.

Royal Borough of Kensington & Chelsea

**Share of Freehold**

**Price on application**





# THE MODERN EXTENSION

*Expansion is on the up and out in South West London,  
reports Jeff Bathija, Area Manager at Andrews*

**P**roperty prices in South West London seemingly know no bounds and so there is an emerging trend for extended properties. Here Jeff Bathija, Area Manager at Andrews, discusses the appeal of these properties and what they offer to both homeowners and purchasers.

In recent months, we've seen a surge in extended properties coming on to the market through our offices in South West London. These can be properties extended at the rear, or into the roof, and often, they've been extended in both directions!

To put it simply, space in South West London is at a premium and as property prices continue to rise many homeowners opt for extending as a means of making their properties meet their needs

for longer, as well as adding value over the longer term.

There's no magic formula for exactly what impact an extension can make on the overall value of a home, but it's fair to say that a well-planned extension could result in the property gaining in value by as much as one and a half times the cost of the work itself.

In recent years, local councils have made it easier for homeowners to make alterations to their properties and planning permission isn't always required. Some extensions can be done under 'permitted development' which removes the need for planning permission, but given there are always exceptions to this rule (especially if you live in a conservation area), then we'd always advise checking with the local

*Local councils have made it easier for homeowners to make alterations*

council before proceeding with any structural changes to your property.

Deciding whether to go up or out with your extension will ultimately depend on what you need your home to provide, but it's always worth bearing in mind what prospective purchasers in the future might also look for.

Ground floor extensions to the rear of a property, or basement expansions depending on the layout of your home, can allow for the creation of large open-plan living and family areas which are currently very popular. Loft extensions, meanwhile, provide the opportunity to add an extra bedroom, often a master suite, to the home. Both will undoubtedly add value, but pay consideration to what future purchasers attracted to the area are likely to want and need as well as what you fancy at the moment.

[andrewsonline.co.uk](http://andrewsonline.co.uk)



# Chard

Old Brompton Road, SW5

£2,250,000

This beautifully refurbished, three bedroom duplex apartment is located on the top floor of a substantial period building in South Kensington



- Three bedrooms
- Three bathrooms
- Top floor
- Duplex
- Beautifully refurbished
- Energy rating c

South Kensington & Chelsea sales  
020 7373 8883



### Nevern Square, SW5

This recently refurbished apartment comprises two bedrooms and two bathrooms

£1,450,000



- Newly refurbished
- West facing
- High ceilings
- Two bedrooms
- Two bathrooms
- Energy rating d

South Kensington & Chelsea sales  
020 7373 8883

### Courtfield Gardens, SW5

Set within this attractive stucco fronted building is a three bedroom, split level apartment

£2,250,000



- Three bedrooms
- Three bathrooms
- Two reception rooms
- Period conversion
- Access to communal gardens
- Energy rating f

South Kensington & Chelsea sales  
020 7373 8883



## Coleherne Road, SW10

Set within this attractive building is a one bedroom, second floor apartment



£750,000

- One bedroom
- Second floor
- Spacious living
- Desirable location
- Access to A4
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

## Eaton Place, SW1X

A two bedroom, first floor apartment set within the sought after Eaton Place



2,750,000

- One bedroom
- Fifth floor
- Private balcony
- Concierge
- Popular building
- Energy rating c

South Kensington & Chelsea sales 020 7373 8883

## Ferrymans Quay, SW6

A three bedroom, two bathroom apartment with a private balcony and direct river views



£1,250,000

- Three bedrooms
- Two bathrooms
- Private balcony
- Direct river views
- Two parking spaces
- Energy rating c

Fulham sales 020 7731 5115

## Dwyer House, SW6

Set within this popular development is a two bedroom, two bathroom apartment



£750,000

- Two bathrooms
- Large reception room
- Private balcony
- Parking space
- Imperial Wharf overground
- Energy rating b

Fulham sales 020 7731 5115





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and Letting Agent

chard.co.uk

Chard

### Rosary Gardens, SW7

A spacious two double bedroom, split level apartment with a private balcony

£1,195 pw



- Two bedrooms
- Separate kitchen
- Wooden flooring
- Private balcony
- Bathroom with shower
- Gloucester Road tube

South Kensington & Chelsea lettings  
020 7244 7711

### Ovington Square, SW3

Located in Knightsbridge is this two double bedroom, two bathroom apartment

£925 pw



- Two double bedrooms
- Two bathrooms
- Split level
- Private roof terrace
- Knightsbridge tube
- Energy rating c

South Kensington & Chelsea lettings  
020 7244 7711



## Imperial Wharf, SW6

This two bedroom penthouse benefits from a private balcony and river views



£795 pw

- Two double bedrooms
- Dining area with fireplace
- Balcony with river views
- Fifth floor penthouse
- Imperial Wharf overland
- Energy rating d

Fulham lettings 020 7384 1400

## Fernhurst Road, SW6

Located in Parsons Green is this three bedroom, three bathroom family home



£1,250 pw

- Three bedrooms
- Three bathrooms
- Two reception rooms
- Private lawned garden
- Parsons Green underground
- Energy rating c

Fulham lettings 020 7384 1400

## Chelsea Creek, SW6

A newly refurbished two double bedroom, two bathroom apartment



£725 pw

- Two bedrooms
- Two bathrooms
- Reception with wood floors
- Private paved patio
- Imperial Wharf overland
- Energy rating b

Fulham lettings 020 7384 1400

## Estcourt Road, SW6

This four double bedroom family home benefits from a private rear garden



£799 pw

- Four bedrooms
- Two bathrooms
- Separate kitchen
- Private garden
- Fulham Broadway underground
- Energy rating c

Fulham lettings 020 7384 1400





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**Molesford Road SW6 £3,750,000 Freehold**

A beautifully refurbished six bedroom house, with a private south-west facing patio garden. Exceptionally high quality materials have been used throughout, to create a stylish and comfortable family home in arguably the finest location in Parsons Green. **EPC:C**



**Riverton Apartments SW6 £1,995,000 Leasehold**

A stunning three bedroom penthouse apartment on the top floor of this superb new development. The property has a Stormer kitchen with Silestone work surface, Siemens appliances and fitted luxury bathrooms. There is hardwood flooring and underfloor heating throughout. **EPC:B**

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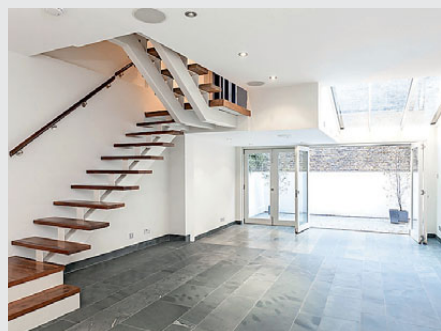






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**Abingdon Road W8 £2,100 per week\* Unfurnished**

Located in central Kensington, this stunning three bedroom house offers excellent entertaining space with a large modern kitchen and private patio area. The house is offered unfurnished and has been recently decorated throughout in neutral tones. **EPC:D**



**Cornwall Gardens SW7 £900 per week\* Furnished**

A superb three bedroom apartment on the 2nd floor (with lift) of this portered building located on a quiet garden square moments from Gloucester Road. Offered furnished and with access to communal patio garden. **EPC:D**

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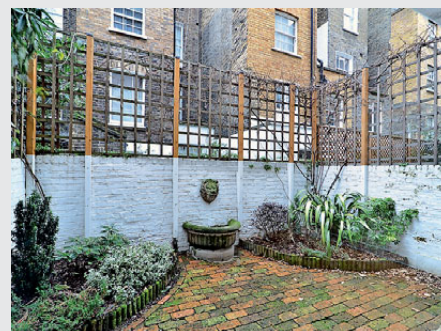
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**Alderney Street SW1V £1,800 per week\* Unfurnished**

Superb family home with ample reception and entertaining space. Situated close to Victoria Station & amenities of Pimlico. **EPC:D**



**Gillingham Street SW1V £700 per week\* Furnished**

Fabulous two bedroom apartment with stylish furnishings, balcony, daily porter and parking situated on the second floor of this new development in Victoria. **EPC:B**

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# BEANEY PEARCE



Waldron House, SW3

£3,695,000

Located within 'Waldron House' in the heart of Chelsea is this recently refurbished, split level apartment. Accommodation comprises three double bedrooms, two bathrooms and an open plan living space which features high ceilings and a decked balcony. Further benefits include lift access, underground parking and a porter, energy rating d.

Chelsea Sales

020 7590 9510



# BEANEY PEARCE



Tamworth Street, SW6

£1,200,000

Arranged over three floors and offering in excess of 1,100 sq. ft of accommodation is a beautifully finished apartment. With three bedrooms and two bathrooms, energy rating e.

South Kensington Sales

020 7838 1888



Palace Gate, W8

£2,650,000

Located on the fourth floor (with lift) of this attractive building is a spacious three bedroom, two bathroom apartment. Ideally situated for access to Hyde Park, energy rating f.

South Kensington Sales

020 7838 1888



Kingston House North, SW7

£1,875 p/w

Set within this Art Deco development is a three bedroom, lateral apartment. Located within 0.5 miles of High Street Kensington and Gloucester Road stations, energy rating e.

South Kensington Lettings

020 7838 1888



Albert Court, SW7

£2,200 p/w

A three bedroom apartment set on the raised ground floor of this prestigious portered block. Ideally located for access to Hyde Park, energy rating e.

South Kensington Lettings

020 7838 1888



# BEANEY PEARCE



Eaton Place, SW1X

£6,395,000

Located in the heart of Belgravia is a third and fourth floor duplex apartment. Further benefits include direct lift access and a private decked roof terrace, energy rating d.

Chelsea Sales

020 7590 9510



Upper Belgrave Street, SW1X

£4,000,000

Set within this attractive building on a sought after Belgravia street is a charming two double bedroom, two bathroom lateral apartment, energy rating e.

Chelsea Sales

020 7590 9510



Sloane Street, SW1

£795 p/w

A two bedroom, raised ground floor apartment situated to the rear of this popular building. The property benefits from a private terrace, energy rating d.

Chelsea Lettings

020 7590 9500



Cadogan Gardens, SW3

£1,250 p/w

Ideally situated for access to Sloan Square is a two bedroom, third floor apartment. Offering ample entertaining space, direct lift access and an on site porter, energy rating d.

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Tenants fees may apply



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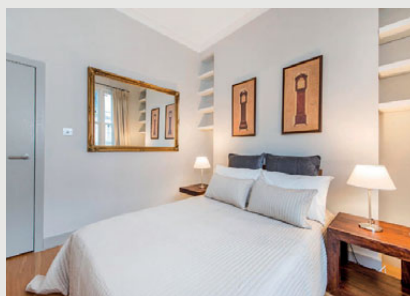
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## Ladbroke Crescent, Notting Hill, W11 £785,000

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A recently renovated two bedroom garden flat set within a Victorian terrace offering two bathrooms, modern kitchen, under floor heating and private garden. The property is situated close to Ladbroke Grove tube station.

- Two bedrooms
- Two bathrooms
- Modern kitchen
- Under floor heating
- Wood flooring
- Private garden
- Shared freehold
- EPC rating D





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### TRINITY HOUSE, 375 Kensington High Street

This very spacious five bedroom apartment (1991 sq ft / 185 sq m) is located on the 10th floor of this landmark new Kensington development with 24 hour concierge. The property benefits from an abundance of light, facing south and west over the development and would make an ideal family apartment. The property comprises a large entrance hall, reception room, dining room, kitchen / breakfast room, five bedrooms, three bathrooms and two parking spaces. 375 Kensington High Street is a luxurious new development located at the western end of Kensington High Street, benefiting from 24 hour concierge and security, underground parking and a stunning leisure suite for residents only, comprising gymnasium, swimming pool, spa area, treatment rooms and cinema. Managed by Harrods Estates Asset Management, EPC rating B.

Leasehold: approximately 995 years remaining

Price from: £3,997,500

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### QUEENSBERRY PLACE, SW7

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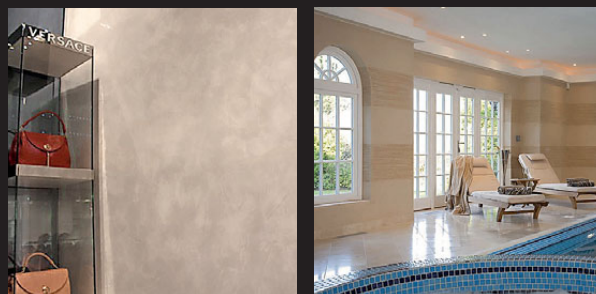
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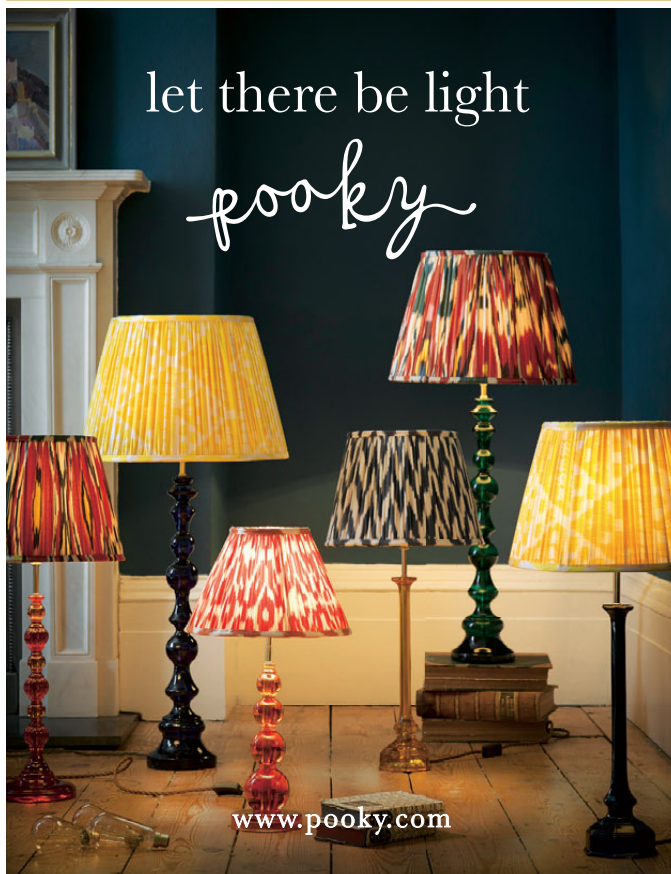
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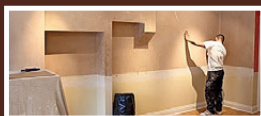
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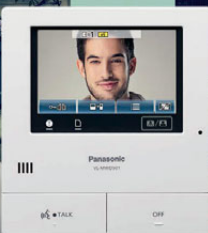


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# PROPERTY TAX HAS CHANGED

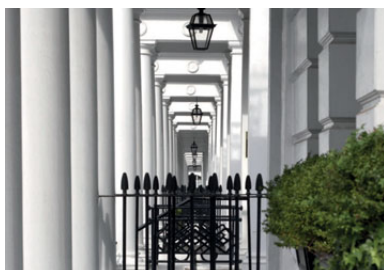
## *Non Residents on borrowed time*

**N**ew proposals for non-residents owning UK property have been announced and a summary of the impact is given below.

From April 2015, non UK Residents selling UK residential property will be subject to Capital Gains Tax (CGT) on future sale:

- Regardless of value
- To gains made after April 2015
- At a CGT rate of up to 28% (see below)

Alternatives are available to those already exposed, but action is needed prior to April 2015 to ensure no tax is incurred.



### **Rates of Tax**

The government has now published the proposed rates of tax to be charged on non-residents from April 2015. They are:

- Individuals – Up to 28%
- Trusts – 28%
- Companies – 20%

### **Paying the Tax**

You will only have 30 days to:

- Notify HMRC of the Sale
- Calculate the Gain
- Submit a Return
- Pay the Tax Due

**BUT:** If you already submit a UK self-assessment Tax Return, then you can submit your Return and tax calculation:

- After the end of the Tax Year (5th April) as normal
- Pay the tax on the normal due date (31st January after the Tax Year)

With a complex tax regime, the taxation of property investments in the UK has changed significantly in



recent times. Investors should make sure that they obtain the most up to date tax advice on issues relating to real estate.

Cornerstone Tax is a proactive tax advisory firm, specialising in property taxation in the UK. We pride ourselves on being at the cutting edge of developments in all areas of property tax including:

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- Inheritance Tax
- Capital Gains Tax

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